

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B**



**AGENDA PACKET FOR THE
REGULAR MEETING OF THE COMMISSION
ON**

December 4, 2025

7:00 p.m. Virtual Meeting (via Zoom webinar)

Miguel Trindade Deramo, SMD 1B06, *Chair*

Sabel Harris, SMD 1B08, *Vice-Chair*

Aaron Lemon-Strauss, SMD 1B04, *Treasurer*

Matt Fay, SMD 1B01, *Secretary*

François Barrilleaux, SMD 1B02

Jamie Sycamore, SMD 1B03

Alan Kensek, SMD 1B05

Matthew Holden, SMD 1B07

Stephen Hanrahan, SMD 1B09

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¹All committee minutes are available at <https://www.anc1b.org/committees-2>

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AGENDA
for the
REGULAR MEETING OF THE COMMISSION
on
December 4, 2025, Virtual Meeting (via Zoom webinar)

Guest speaker at 6:30 p.m.

- Brianne Nadeau, Councilmember, Ward 1

Call meeting to order at 7:00 p.m.

I. ROLL CALL

Commissioner	Present	Absent
1B01 Fay		
1B02 Barrilleaux		
1B03 Sycamore		
1B04 Lemon-Strauss		
1B05 Kensek		
1B06 Trindade Deramo		
1B07 Holden		
1B08 Harris		
1B09 Hanrahan		

II. CONSENT AGENDA

- A. Commission December 4, 2025 Meeting Agenda**
- B. Commission November 6, 2025 Meeting Minutes**

III. COMMITTEE REPORTS *(3 minutes per committee)*

- A. Committee on Economic Development**
 - i. Reeves Center Redevelopment Update
 - ii. Update on Comp Plan 2050 Phase 1 Findings

B. Committee on Public Safety

- i. Introduction to Howard University Public Safety Chief David Taylor
- ii. Reauthorization of the extended juvenile curfew on U Street

C. Committee on Transportation, Parks, and Public Space

- i. U Street Bus Priority Project Update
- ii. Introduction to DDOT Strategic Bikeways Plan

D. Committee on Zoning, Preservation, and Development

- i. 2008 17th Street Letter of Support
- ii. Update on DC Council COOLS Act

E. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Update on Protested Placards
- ii. Noise Balance Amendment Act

F. Committee on Community Engagement

- i. Update on Farmer's Market recruitment efforts
- ii. Formalizing Block Party and Community Events Support

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

A. Office of the Councilmember, Ward 1: David Meni *(3 minutes)*

B. Office of the Mayor: Stephanie Advincula, MOCR *(3 minutes)*

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

A. Commissioner announcements *(1 minute per Commissioner)*

B. Community announcements *(1 minute per community member)*

VI. ADMINISTRATIVE

- A. Executive Officers' Reports** (*2 minutes per officer*)
- B. December COW Meeting Cancelled:** Miguel Trindade Deramo
- C. January, 2026 Meeting Date, ANC Executive Officer Elections:** Miguel Trindade Deramo

VII. NEW BUSINESS

- A. ZPD:** Letter of Support for a Project at 2008 17th Street
- B. CE:** Funding Request from Common Good City Farm to Support Annual Holiday-Fest Event
- C. ABRA-134059:** Motion to Approve a Settlement Agreement, Spark Social House, 2009 14th Street NW, Class "C" Restaurant, 1B08
- D. ABRA-092012:** Motion to Protest a License Renewal, Uproar, 639 Florida Avenue NW, Class "C" Tavern, 1B02
- E. ABRA-088787:** Motion to Protest a License Renewal, MK Lounge & Restaurant, 1930 9th Street NW, Class "C" Tavern, 1B02
- F. ZPD:** Resolution in Support of the DC COOLS Act
- G. TPPS:** Resolution Regarding the Guidelines for the Permanent Streatery Program
- H. TPPS:** Resolution Requesting DDOT Engagement on S Street Redesign Project Traffic Issues
- I. TPPS:** Resolution to Ensure Equitable Access to Reserved Disability Parking for Multi-Family Housing Residents
- J. SMD 1B02:** Resolution in Support of "Light Touch" Zoning

VIII. ADJOURNMENT

The next regular meeting of the Commission will be on Thursday, January 8, 2025.

**DRAFT MINUTES
for the
REGULAR MEETING OF THE COMMISSION
on
November 6, 2025, Virtual Meeting (via Zoom webinar)**

Guest speaker at 6:30 p.m.

- Lindsey Appiah, Deputy Mayor for Public Safety and Justice

SUMMARY: Chair Trindade Deramo opens the session and invites Deputy Mayor for Public Safety and Justice Lindsey Appiah to speak about federal law-enforcement activity in DC. Appiah reiterates that MPD's policy, General Order PCA-702.01, prohibits MPD from conducting federal immigration enforcement. She explains that confusion stemmed from temporary rules issued during the federal "surge," but the District returned to its longstanding policy once the emergency expired. The main challenge now, she says, is that CBP and HSI were inserted into federal task forces where they historically had no role, and the District has been pushing DHS and the White House to remove them. Appiah adds that the administration continues raising concerns about masked and unidentified federal officers and asks residents to send her specific incident information to use in federal discussions. She noted ongoing litigation about these practices that moves slowly.

Commissioner Lemon-Strauss asked about the DC Bilingual incident where an MPD traffic stop led to an immigration arrest in front of a school. Appiah called the incident unacceptable, confirms ongoing investigations by the Office of Police Complaints and MPD, and describes outreach to school leadership. Lemon-Strauss also asks whether MPD is becoming too deferential to federal agents; Appiah says the District is trying to reduce opportunities for immigration encounters, including intentionally reducing certain traffic enforcement.

Commissioner Barrilleaux pressed for clearer MPD policy so officers know exactly how to behave when federal agents arrive on scene, including possible requirements for MPD to log immigration-related detentions or step away from the scene. Appiah agrees that the current moment requires more clarity than the pre-surge policy provided and says the administration is willing to evaluate policy adjustments.

Chair Trindade Deramo raised community concerns about federal agents showing up at MPD traffic stops, their use of masks, and reports of access to MPD radio channels. Appiah says she received no service request for radio access through the emergency mechanism, and that while joint channels may exist (e.g., with U.S. Marshals), she will need to verify details. Deramo also reads a constituent report about MPD, HSI, FBI, and CBP in shared unmarked vehicles; Appiah responded that many such operations may be non-immigration warrant or violent-crime actions conducted through multi-agency task forces.

The discussion closes with commissioners emphasizing that perceived MPD-federal proximity is damaging public trust and contradicts DC's sanctuary commitments. Appiah reiterates that MPD

does not enforce immigration law, the District continues pressing for federal decoupling, and her office is open to refining MPD guidance to better protect residents and provide clearer boundaries. Call meeting to order at 7:13 p.m.

I. ROLL CALL

Commissioner	Present	Absent
1B01 Fay	X	
1B02 Barrilleaux	X	
1B03 Sycamore	X	
1B04 Lemon-Strauss	X	
1B05 Kensek	X	
1B06 Trindade Deramo	X	
1B07 Holden	X	
1B08 Harris	X	
1B09 Hanrahan	X	

II. CONSENT AGENDA

- A. Commission November 6, 2025 Meeting Agenda
- B. Commission October 9, 2025 Meeting Minutes

SUMMARY: Chair Trindade Deramo opens the consent agenda portion of the meeting, noting that it includes the agenda itself, the October meeting minutes, and 27 alcohol-license renewals that the ABCR Committee recommended not protesting. Commissioner Matt Fay alerts the commission that these 27 non-protest items were a late addition to the packet and directs commissioners to review the list. Chair Trindade Deramo restates that the 27 establishments are all renewals and that ABCR recommended no protest. Commissioner Sycamore then requests discussion about Maydan and moves to remove Maydan from the consent agenda. Deramo notes that under consent-agenda rules, a single objection is sufficient to remove an item, so Maydan will be handled separately under new business. **MOTION:** Commissioner Holden moved to approve the consent agenda and meeting minutes. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

III. COMMITTEE REPORTS (3 minutes per committee)

- A. Committee on Community Engagement
 - i. Update on Farmer's Market recruitment efforts
 - ii. Formalizing Block Party and Neighbor2Neighbor Event Support

SUMMARY: Community Engagement Chair Huling reports that Fresh Farm cannot launch a new farmers market at 14th and U due to financial constraints and broader cutbacks, so the committee is exploring alternative short-term activation ideas such as a CSA-style pickup or directing residents to existing markets elsewhere in Ward 1. The planned November grand opening events for the African American Civil War Museum have been postponed because of construction and supply delays; the committee will share a new date once available. Huling notes that the Seton Street block party in Commissioner Holden's SMD was successful and may become an annual event. He added that the committee has numerous pending projects with varying timelines and is developing a calendar to determine what is feasible over the next several months. Commissioner Jamie Sycamore thanked Huling for his work.

B. Committee on Economic Development

i. Main Street Program Presentations

SUMMARY: Commissioner Fay reported that the Economic Development Committee focused primarily on presentations from the U Street Main Street program, operated by District Bridges. The committee reviewed questions about the organization's scope of work, performance metrics, community outreach, and priority-setting. He noted that U Street Main Street has hired a new executive director after a long vacancy, and the committee is planning a follow-up meeting to discuss specific initiatives and strengthen coordination with the ANC. Fay explains that U Street is split between two Main Street programs, U Street Main Street and Shaw Main Streets, which has generated some debate about whether a unified structure would be preferable. Shaw Main Streets, led by Alex Padro, presented similar information about its work. The committee intends to continue discussions with both organizations and report back on areas for deeper collaboration. Looking ahead, Fay says the committee has invited the Deputy Mayor for Planning and Economic Development to return in November to provide an update on the Reeves Center redevelopment. The Deputy Mayor's office previously indicated progress would be available by September, but no update has been shared. Fay notes that broader economic conditions may have slowed negotiations but emphasizes the need for a formal update.

C. Committee on Public Safety

- i. Monthly crime data updates**
- ii. Community Policing**
- iii. Juvenile Curfew Extension Review for U Street**

SUMMARY: Commissioner Barrilleaux reported that overall crime in the ANC decreased from 155 to 90 incidents over the past month. Violent crime dropped from 22 to 8 incidents, robberies fell from 19 to 6, and property crime declined from 133 to 82. There were no homicides during the period. He updates the commission on the DC Council's discussion of extending the youth curfew. He and Commissioner Fay both participated in the roundtable. Barrilleaux submitted written testimony supporting continuing the curfew for now while also urging the District to expand youth programming, after-school opportunities, and activation of recreation centers. He notes recent social media posts calling for youth "street takeovers," which reinforced the need for crowd-

management tools like the curfew. He adds that the curfew has not led to arrests and is mainly used to disperse large groups before late-night hours. The Public Safety Committee is also preparing a resolution requesting additional traffic-control resources on U Street, including crossing guards at multiple intersections. Commissioner Sycamore asks for updates on the Howard Homecoming shooting and on National Guard involvement in crowd control. Barrilleaux says he does not have new information on the shooting but will raise it at the next Public Safety Committee meeting. Commander Connors then provides a brief update, the shooting occurred after an argument as crowds dispersed from Yardfest, five people were struck but all are expected to survive, and two unrelated gun arrests were made on scene; the investigation is ongoing. On the National Guard, Commander Connors explains that Guard personnel were assisting at Navy Yard due to a large group of juveniles and that they also assist on U Street when already patrolling nearby. Their involvement is voluntary and based on situational awareness rather than MPD requests. Chair Miguel Trindade Deramo confirms with Connors that similar assistance could occur on U Street when large groups form. Commissioner Fay adds that testimony at the youth-curfew hearing showed consensus that the curfew is a temporary tool and not a long-term solution, and that broader investment in youth should follow.

D. Committee on Transportation, Parks, and Public Space

- i. U Street Bus Priority Project to be discussed at November TPPS Meeting

SUMMARY: Commissioner Holden reported that the Transportation, Public Space, and Parks (TPPS) Committee will host DDOT at its next meeting for an update on the U Street Bus Priority Project, which has moved from concept to design after delays tied to hiring and budget issues, with construction currently targeted for around late 2026 or 2027. He also notes DDOT is seeking public feedback through December 5 on the Crosstown Bus Project in Columbia Heights, including changes on 14th Street starting at Euclid, and encourages residents to review the concepts and submit comments. Chair Trindade Deramo raises concerns about poor coordination between the bus project, U Street streetscape efforts, current traffic management, and new streetery regulations, and asks that this issue be incorporated into the upcoming DDOT discussion. Holden adds that TPPS will also discuss streeteries next week, including concerns about fees and design standards, and may bring a resolution in December. In response to a question from Commissioner Sycamore about 11th Street bike lanes, Holden explains that comments can be sent to the project team via the DDOT project website or to TPPS commissioners, and that a formal ANC response will follow once a Notice of Intent is issued. Resident Arlene Feskanich raises safety concerns about a concrete sidewalk bump-out at 17th and Florida. Holden explains that the bump-out is part of DDOT's "tactical to permanent" program intended to slow turns, shorten pedestrian crossings, and improve sightlines, and says he will look for before-and-after safety data and consider discussing it at a future TPPS meeting.

E. Committee on Zoning, Preservation, and Development

- i. 1815 8th Street NW Project Update
- ii. Update on DC Council COOLS Act

SUMMARY: ZPD Chair Brandt reported that the committee focused on two main items: the development case at 1815 8th Street (which appears later on the ANC agenda) and the Kools Act, a bill from Councilmember Henderson proposing updated temperature requirements in rental units during the fall and spring “intermittent seasons” and establishing explicit cooling-temperature standards that do not currently exist. The committee reviewed ANC 1D’s resolution on the bill and plans to draft an ANC 1B version with modifications. Staff from Councilmember Henderson’s office will attend the next meeting to discuss the legislation. Brandt notes that the committee appointed two new members at its last meeting and will appoint another at the upcoming one, expanding committee capacity. The next meeting will include continued work on the Kools Act resolution as well as review of an additional development case. The committee also began outlining topics it wants to examine as part of ANC 1B’s approach to the DC Comprehensive Plan, which will be discussed further.

F. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Update on Protested Placards
- ii. Noise Balance Amendment Act

SUMMARY: Commissioner Hanrahan reported that the ABCR Committee held two lengthy meetings this month to review a large volume of alcohol license placards. The committee has received new membership applications, and he is following up with applicants who have not responded. Most substantive items will appear later in the meeting, including a resolution on late-night operating hours and amplified noise, approximately twenty recommendations to protest license renewals, a new application, and a substantial change request. Hanrahan notes that the committee will also take up the Noise Balance Amendment Act at its December meeting, with the possibility of drafting a support letter. Some ABCR members were involved in shaping that legislation. He adds that ANC 6A Commissioner Roberta Shapiro is seeking support for changes to protest rules for cannabis-licensed establishments near daycares, and ABCR will discuss that issue as well. Otherwise, the bulk of the committee’s work will be addressed during the new business portion of the agenda.

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

A. Office of the Councilmember, Ward 1: Niccole Rivero (3 minutes)

SUMMARY: Niccole Rivero from Councilmember Nadeau’s office provided several updates. She reported that the Committee on Public Works and Operations held an October 29 roundtable on incidents involving DC agencies coordinating with federal entities, especially ICE and Homeland Security, in ways that may violate DC human rights laws. The committee is compiling testimony and welcomes additional written submissions through November 28. Rivero adds that federal SNAP funding has been restored following a recent court ruling, and the Mayor has committed local funds to cover any November shortfall. The councilmember’s office has posted food-assistance resources for Ward 1 and the District. She also recaps an October 22 hearing on three consumer-protection bills: the Resale Act on ticket price transparency and resale caps, an updated consumer-protection procedures act addressing deceptive practices, and the Housing with Integrity Act targeting repeat housing-code violators. She closed with reminders about DPW’s leaf-collection schedule and composting options for unpainted pumpkins. Commissioner Harris asks about the Pets in Housing Act and whether enforcement is funded; Rivero will follow up. Frank Chauvin requested council

oversight or a hearing on illegal alcohol vending on U Street, describing longstanding problems with unlicensed alcohol sales that undermine licensed businesses. Rivero agrees to consult colleagues and relay the request. Commissioner Fay adds that the issue may require legislative changes, noting gaps in the vending law and low penalties that discourage enforcement; he asks the councilmember's office to explore potential fixes. Rivero confirms she will share that feedback with her team.

B. Office of the Mayor: Stephanie Advincula, MOCR (3 minutes)

SUMMARY: Stephanie Advincula from the Mayor's Office of Community Relations and Services provided several operational updates. She reiterates DPW's guidance for leaf collection: residents should place leaves in brown paper bags, avoid including twigs, dirt, or debris, and note that DPW has already begun Phase 1 in Section A. She emphasized that plastic bags will not be collected and that debris can damage new equipment, slowing down service. Missed pickups should be reported through 311, with the service request number sent to her for escalation. Advincula also notes a recent neighborhood cleanup on 9th Street organized by local business owners, following an earlier community walk. Attendance was limited due to short notice, but the cleanup was successful, and similar efforts may continue, including leaf-related cleanups supported through DPW resources. Commissioner Sycamore asks for clarification on collection guidelines and raises maintenance concerns about a grassy area at Florida Avenue and W Street. Advincula agrees to follow up directly. Community Engagement Chair Huling asks about past inconsistencies in leaf pickup; Advincula confirms that brown bags are strongly recommended this year and encourages residents to report missed collections promptly.

C. District Agencies: (3 minutes)

SUMMARY: Nicole McEntee from the Office of the Tenant Advocate (OTA) gave an overview of the agency's role and updates. OTA is a small, independent District agency that assisted all DC tenants, regardless of building type, income, or subsidy status, with landlord disputes, questions about tenant rights, and housing legislation. She encouraged residents to contact OTA's attorneys directly for guidance. McEntee noted two major updates. First, elderly tenants and tenants with disabilities who lived in rent-controlled housing could now register online for reduced rent-increase caps; OTA was actively helping seniors and others navigate the new digital process. Second, she summarized changes made by the recently passed Rental Housing Act affecting the TOPA (Tenant Opportunity to Purchase Act) process. However, those changes were not yet in effect because the bill was still awaiting congressional review. She also confirmed that the Pets in Housing Act appeared to be unfunded and therefore not active, a question OTA's policy team could clarify. OTA was preparing updated materials on pending legislation and planned to conduct citywide presentations once new laws took effect. Finally, McEntee said OTA was expanding outreach and canvassing. She invited commissioners to notify the office of any buildings with significant code violations, landlord issues, or tenants interested in forming associations, and said OTA would conduct on-site engagement.

SUMMARY: Commander Connors provided a brief public safety update. He reported that year-to-date violent crime in ANC 1B is down 38%, outperforming the overall 3rd District decline of 36%. He attributed part of this improvement to increased enforcement activity, noting nearly 1,300 arrests year-to-date—a 25% increase, driven largely by drug-related enforcement around 7th & U and Florida Avenue. He highlighted a significant recent case in which officers recovered nine illegal firearms during a single Halloween traffic stop on Georgia Avenue, including rifles, automatic weapons, and silencers. Overall, MPD has recovered about 170 guns in the ANC this year. Connors also outlined seasonal crime trends heading into the holidays. Stolen vehicles typically surge as residents leave cars running to warm up, sometimes with the fob still inside. Package thefts also increase. He urged residents to avoid leaving vehicles running, keep fobs out of cars, and use secure delivery options such as neighbors, lockers, or concealed drop locations. In response to a question about relay attacks, devices that mimic key-fob signals, Connors said they were common last year but appear to be declining following arrests and equipment seizures, though they remain difficult to measure because many cases cannot be conclusively proven.

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

- A. **Commissioner announcements** (*1 minute per Commissioner*)
- B. **Community announcements** (*1 minute per community member*)

SUMMARY: Karen Gaal, Chairwoman of the 3D MPD Citizens Advisory Council, reported that the 3rd District continued to seek additional block captains. She explained that the district had 210 blocks and that ANC 1B still needed about 75 volunteers. Block captains, she said, did not need prior experience and served to help keep neighborhoods connected, informed, and safe. Gaal shared the recruitment number (202-854-1620) for residents to text “CAPTAIN” to begin the orientation process. She noted that upcoming orientations were scheduled for November 11, 12, and 13 and that block captains regularly participated in district meetings and would play a role in PSA meetings expected to restart in January.

Alexander Padro announced that Shaw Main Streets would again celebrate Small Business Saturday on November 29. The organization planned to distribute \$5,000 in “Shawbucks,” which could be spent at participating Shaw businesses and later reimbursed to those businesses at full value. Padro encouraged residents to support local retailers and directed attendees to shawmainstreets.org for additional details.

VI. ADMINISTRATIVE

- A. **Executive Officers’ Reports** (*2 minutes per officer*)
- B. **November COW Meeting Date, Monday, November 24:** Miguel Trindade Deramo

SUMMARY: Chair Trindade Deramo announced two updates. He stated that the November Committee of the Whole meeting had been rescheduled to Monday, November 24 at 7 p.m., and will be held virtually. He explained that the Committee of the Whole included all commissioners and

committee chairs and served as a planning session for the upcoming monthly meeting, as well as an opportunity to coordinate ongoing work. The meeting is open to the public.

C. African American Civil War Memorial Museum re-opening event on November 11 at 11:00 a.m.: participation needed: Miguel Trindade Deramo

SUMMARY: Chair Trindade Deramo noted that although the grand reopening of the African American Civil War Memorial Museum had been postponed, the Veterans Day program on November 11 would still take place at the memorial near the Metro entrance. He reminded commissioners to hold the date, as ANC 1B volunteered to participate in reading aloud the names inscribed on the memorial around noon. He said he would follow up by email to confirm commissioners' participation and invited community members and committee members to join the ANC 1B delegation.

D. ANC 1B FY24, Q4 Quarterly Financial Report: Aaron Lemon-Strauss, Treasurer

SUMMARY: Commissioner Lemon-Strauss reported that he had circulated the quarterly financial report to commissioners. He noted that the quarter's primary expenses were consultant payments and costs associated with the Shakespeare in the Park event. He explained that ANCs were required to approve quarterly financial reports in public meetings to demonstrate how taxpayer funds were spent. Chair Trindade Deramo added that the report covered the final quarter of the previous fiscal year, with expenditures limited to personnel, communications (including the Shakespeare event), and bank fees. **MOTION:** Commissioner Lemon-Strauss moved to approve the ANC 1B FY24 Q4 Quarterly Financial Report. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

Chair Trindade Deramo noted that this meeting was the final one supported by administrative staff member Raessa Singh. He recognized her contributions throughout the year, including managing the newsletter, visual materials, and public-facing communications. He thanked her for her work, wished her well in her upcoming transition, and encouraged her to stay in touch. Commissioners expressed their thanks.

VII. NEW BUSINESS

A. PS: Letter of Support for InnerCity Collaborative: Francois Barrilleaux

SUMMARY: Chair Trindade Deramo introduced a proposed ANC 1B letter of support for the Inner City Collaborative (ICC), led by Rev. Judie Shepherd-Gore, and turned the item over to Commissioner Barrilleaux. Barrilleaux explained that ICC had requested the letter as the District reorganized violence-interruption programs under the Office of Neighborhood Safety and Engagement. He stated that ICC sought continued funding and support and noted the organization's engagement with ANC 1B, consistent presence at public safety meetings, and work addressing crew-based violence in LeDroit Park. He referenced a significant decline in shootings since ICC began operating in the area and highlighted the group's programming and partnerships. LeDroit Park Civic Association president Mike Huling spoke in support, crediting ICC with contributing to

the decrease in violent incidents. Rev. Judie Shepherd-Gore thanked the commission and described ICC's efforts, including cognitive-behavior programming, Peace Ambassador classes, and outreach to high-risk youth and young adults. **MOTION:** Commissioner Barrilleaux moved to support the letter of support for Inner City Collaborative for continued funding and support from the Office of Neighborhood Safety and Engagement. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

AA. ZPD: Resolution in Support of "Light Touch" Zoning: Francois Barrilleaux

SUMMARY: Chair Trindade Deramo reordered the agenda to take up Commissioner Barrilleaux's "light-touch zoning" Comprehensive Plan resolution earlier so community guests did not have to wait late into the meeting. Commissioner Barrilleaux summarized the resolution, stating that DC faced a significant housing shortfall and affordability crisis. He explained that the resolution urged the city, through the upcoming Comprehensive Plan rewrite, to allow by-right construction of townhomes, accessory dwelling units (ADUs), and up to six units per lot (with up to eight after discretionary review), along with reforms to ADU rules, minimum lot sizes, setbacks, and permit timelines, in order to enable more "gentle density" across the District. ZPD Chair Brandt reported that his committee had discussed two versions of the resolution, and that the current draft incorporated many of ZPD's suggestions, including changes to the "shot clock" language. He said committee reaction had become generally more favorable over time and characterized the resolution as a statement of values rather than a technical zoning document. Economic Development Chair, Commissioner Fay reported that his committee had less time with the item, liked the overall goals, but was uneasy with how some written provisions might create "zoning holes" or be interpreted if taken literally. Commissioner Kensek expressed general support but raised cost and infrastructure concerns (e.g., plumbing and foundations needing upgrades if a single house became multiple units). Commissioner Holden expressed strong support, citing the share of DC land zoned single-family and arguing that allowing rowhouse-type forms and small multi-unit buildings citywide would share density more fairly. Commissioner Sycamore opposed the resolution in its current form, saying expanded by-right development risked further weakening community input and increasing developer power in ways that did not always align with neighborhood interests. Krishna Kumar, speaking as a ZPD member, supported the focus on more housing but flagged three issues: potential impacts of eliminating rear/side yards on adjacent properties, safety and capacity concerns at the Department of Buildings (especially related to underpinning and rowhouse collapses), and uncertainty about how much the resolution would actually change conditions in ANC 1B, which is already relatively dense. Commissioner Hanrahan said he was generally supportive but asked whether there was a specific timing pressure tied to the Comprehensive Plan process. Commissioner Barrilleaux responded that the Office of Planning was already collecting feedback and that early action from ANC 1B would help build a broader citywide coalition. He argued that the resolution needed enough specificity beyond general statements about wanting more housing to meaningfully push for pro-housing reforms, and that reforms such as lot splits and setback changes were necessary if new small-scale housing was going to be built. He also stated that added housing and residents would increase property-tax revenue that could help pay for infrastructure. Commissioner Fay reiterated that while he supported Barrilleaux's goals, he

remained concerned about how some provisions might be read as direct zoning instructions (e.g., height limits, removal of setbacks) without clear reference to historic districts or zone types. He suggested reframing the text more clearly as a set of principles and tightening language, so it aligned with Barrilleaux's stated intent. **MOTION:** Commissioner Fay moved to table the resolution for further discussion in committees. The motion was seconded. **DISCUSSION:** Commissioner Holden cautioned that, if the resolution were tabled, the commission should still act soon so it would not be forced into adopting one large, last-minute Comprehensive Plan resolution. Commissioner Fay committed to working with Commissioner Barrilleaux and others to revise the resolution in time for a December vote. Commissioner Barrilleaux agreed this was reasonable, stated his concern about comp plan timing and the need to build a broader citywide coalition, and said that if the item were tabled, he would still place it on the December agenda and move for a vote then. Commissioner Sycamore added that public input on the Comprehensive Plan was ongoing and that detailed consideration would not occur until mid- to late 2026, and he referenced public comments raising both support for increased density/upzoning and the need for more discussion before finalizing the resolution. The motion **PASSED (6 in favor, 2 opposed, 1 abstentions)**.

C. ABRA: Resolution on ABCR Establishment Hours: Stephen Hanrahan and Matt Fay

SUMMARY: Chair Trindade Deramo opened the discussion on setting ground rules for late-night alcohol service before moving into the large number of license cases on the agenda. He noted that the commission had considered a related resolution last month, sent it back to the ABCR Committee for further work, and now had a revised version to review. Before turning the floor over to Commissioner Hanrahan, he outlined broader concerns: ANC 1B had a heavy volume of protests this cycle, and he believed the commission needed earlier and more proactive engagement with licensees to avoid future crunches. He emphasized improving communication with business owners, notifying them well in advance of agenda items, and shifting relationship-building away from protests and toward earlier conversations and settlement agreements. He said he planned to convene a group after the current placard wave to recommend process improvements.

Commissioner Hanrahan then summarized the updated resolution. He explained that ANC 1B had repeatedly confronted applications for substantial changes seeking operating hours between 3 a.m. and 6 a.m., and that the committee and the commission had generally opposed such extensions due to enforcement challenges, legal limits on alcohol sales after 3 a.m., neighborhood impacts, and recurring violations. The committee revised the resolution to focus on principles and clear boundaries primarily identifying what the ANC does *not* support. The resolution stated that ANC 1B opposed new license applications or substantial changes seeking operating hours beyond the legal alcohol service cutoff. It added provisions addressing amplified sound audible outdoors from doors, windows, summer gardens, or retractable roofs. For establishments that already held late-night hours, the ANC would seek settlement agreements that protect peace, order, and quiet; for those with significant investigative history, the ANC would pursue stricter conditions or potential revocation of extended hours. Any outdoor service areas operating past 10 p.m. would receive additional scrutiny to ensure amplified sound is not audible. Hanrahan described the document as a practical summary of how ANC 1B had approached late-night cases and a framework for consistent

future decision-making. **MOTION:** Commissioner Hanrahan moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** ABCR Committee member Rachel Scheckman said she agreed with the Chair's concern about how "protest" language sounded to businesses, explaining that in several recent cases (such as Whitlow's and Spark Social) she did not want to protest but simply wanted owners to sit down with their ANC and complete due diligence on settlement agreements. She described living behind two nightclubs where outdoor amplified sound had previously been loud enough to be heard a quarter mile away; after a protest and follow-up, conditions improved, though not perfectly. She said the resolution aimed to prevent residents from being kept awake until 3 a.m. or later by outdoor sound, and to ensure that any summer gardens or outdoor spaces were conditioned so they fit into nearby residential areas. She emphasized that the goal was not to drag owners through punitive hearings but to set them up for success and reduce conflict between clubs and neighbors. Frank Chauvin then spoke in support of the resolution, framing it as critical to maintaining balance along the U Street corridor. He noted that while legal alcohol sales ended at 2 a.m. on weekdays and 3 a.m. on weekends, ABCA had granted some operators 6 a.m. operating hours. He pointed out that ABCA had no staff on duty after 4 a.m., meaning there was effectively no oversight between 4 and 6 a.m. He said multiple after-hours operators had been documented selling alcohol illegally during that period and now had multiple violations before the Attorney General. He argued that operations should effectively end at 3 a.m. for alcohol-serving venues, since they could not legally sell alcohol after that. Commissioner Barrilleaux added that he supported the resolution and reported that a representative of the 9th Street Association of Businesses had told him many businesses on 9th Street also backed limiting hours to 3 a.m. He said some recent late-hour applications appeared to be driven by competitive pressure, with businesses seeking parity because others had later hours, and that the resolution helped set a clear, shared ceiling. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

E. Chair: Letter of Support for a Stipulated ABCA License of Spark Social House: Miguel Trindade Deramo F. ABRA-126287: 1 Motion to Protest a License Renewal, Thurst Lounge, 2204 14

SUMMARY: Commissioner Hanrahan explained that Spark, a new business that had previously sold only non-alcoholic drinks, had shifted its business model and filed a new ABCA license application. While that application was pending, Spark also requested a stipulated license so it could begin operational planning, including preparing menus, arranging inventory, and working with distributors who generally will not engage without seeing a license in progress. Chair Trindade Deramo added that he had been in contact with the owners, who said distributors would not open discussions without evidence of a pending license. He found the request reasonable and drafted a letter of support for the stipulated license. Hanrahan noted that the ABCR Committee had recommended protesting the underlying license application, not as opposition, but to ensure there would be time to negotiate a settlement agreement. Trindade Deramo said those discussions had already begun, were progressing well, and that the only issue flagged by the committee was outdoor entertainment on the summer garden, which he did not expect to be a barrier. **MOTION:** Chair Trindade Deramo moved to support the stipulated license letter. The motion was seconded. **DISCUSSION:** Commissioner Fay asked whether the commission would be contradicting itself by

both supporting Spark's stipulated license and protesting the underlying license application. Chair Trindade Deramo said it would not be a contradiction. Supporting the stipulated license would simply allow Spark to begin operational planning, while the protest would preserve the commission's ability to negotiate a settlement agreement before final approval. He added that the commission expected to complete an agreement quickly and would likely withdraw the protest before the mid-November deadline. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

D. ABRA-134059: Motion to Protest a New License, Spark Social House, 2009 14th Street NW, Class "C" Restaurant, 1B08 E.

SUMMARY: Chair Trindade Deramo invited brief comments on the motion to protest Spark's underlying license application. Commissioner Hanrahan noted that, because Spark was a new applicant and the committee had limited time to review details, protesting the license would preserve the commission's ability to fully evaluate the application and negotiate conditions. He added that Spark planned to build an outdoor structure to mitigate noise and was not expected to hold large or disruptive outdoor events. Chair Trindade Deramo confirmed that the risk of loud outdoor activity was essentially nonexistent and that the new enclosure would further reduce sound concerns. Commissioner Sycamore clarified that Spark did not yet have a settlement agreement because they did not yet hold a license, but he said the business had been consistently responsive and he anticipated reaching an agreement quickly. **MOTION:** Commissioner Hanrahan moved to protest the new license for Spark Social House on the grounds of peace, order and quiet. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

F. ABRA-126287: ¹Motion to Protest a License Renewal, Thurst Lounge, 2204 14th Street NW, Class "C" Tavern, 1B05

SUMMARY: Commissioner Hanrahan outlined the ABCR Committee's concerns about Thurst, noting repeated noise complaints from nearby residents. The establishment has a retractable-roof rooftop space where amplified music carries into surrounding homes, and several neighbors shared a documented history of disturbances. He added that Thurst had not been responsive to outreach or to efforts to develop a settlement agreement. Chair Trindade Deramo confirmed that the ANC had begun contacting Thurst months in advance to avoid a protest but received no response, making a protest the necessary next step. He emphasized that future cases should prioritize early engagement. Commissioner Kensek added that commissioners had spent two years trying to resolve issues with Thurst, including offering sound engineering assistance. He said residents in 1B05 and 1B06 continued to report significant disruptions, with at least one person moving away due to noise. He expressed support for protesting the license. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Thurst on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (8 in favor, 1 opposed, 0 abstentions)**.

G. ABRA-119913: 1Motion to Protest a Substantial Change in Operating Hours, VIP Lounge, 1926 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan reported that VIP Lounge, located at 1926 9th Street, applied for a substantial change to extend operating hours to 6 a.m. The business has an existing settlement agreement from 2013 under its former name, Clause DC, but the committee noted that the agreement likely needs to be updated. There was also uncertainty about the establishment's current operating status, as some committee members were unsure whether it was even open. Based solely on the requested hours extension and the lack of clarity around operations, the ABCR Committee unanimously recommended protesting the application on the grounds of peace, order, and quiet, as well as any other applicable grounds. **MOTION:** Commissioner Hanrahan moved to protest the substantial change in hours for VIP Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 1 opposed, 1 abstentions).**

H. ABRA-126819: 1Motion to Protest a License Renewal, Yolo Restaurant & Lounge, 2005 14th Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan explained that Yolo holds operating hours extending to 6 a.m., but MPD raised serious concerns about the establishment's investigative history. MPD emailed the committee member urging the ANC to request revocation of Yolo's extended hours due to repeated issues documented in those investigations. Vice Chair Harris added that Yolo acquired its license from a previous operator, and because of timing and procedural gaps, the ANC was unable to secure a settlement agreement when the transfer occurred. Since then, Yolo has generated significant problems for nearby residents and has been a persistent source of complaints. Given the combination of MPD's formal warning, the lack of a settlement agreement, and ongoing community issues, the ABCR Committee unanimously recommended protesting the renewal on the grounds of peace, order, and quiet, as well as all other applicable grounds. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Yolo on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 1 opposed, 1 abstentions).**

I. ABRA-130269: 1Motion to Protest a License Renewal, Cloud One Restaurant & Lounge, 1919 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan reported that Cloud One held extended operating hours and had a significant investigative history with ABCA. Investigators documented multiple incidents in which staff served alcohol improperly, including serving during unapproved hours. They also discovered a section of the establishment presented as storage but functioning as an unreported bar area. Cloud One was fined for several violations, including attempting to impede an ABCA investigation and failing to follow its existing settlement agreement. Given these repeated and serious violations, the ABCR Committee unanimously recommended protesting the renewal on all applicable grounds, including peace, order, and quiet. **MOTION:** Commissioner Hanrahan moved to

protest the license renewal for Cloud One Restaurant & Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 1 opposed, 1 abstentions)**.

J. ABRA-125919: ¹Motion to Protest a License Renewal, Ace of Spades Lounge, LLC, 1817 7th Street NW, Retailer's Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan explained that Ace of Spades previously applied for a substantial change earlier in the year to extend operating hours. The ANC protested that application, but the case was dismissed when the applicant failed to appear at an ABCA hearing and did not properly notify the agency. Because the matter was dismissed, no settlement agreement was reached, and the establishment is still operating under an old 2018 agreement tied to a previous business name. For the current renewal, the committee reviewed extensive testimony from residents of the Langston Apartments and other nearby neighbors reporting ongoing issues with excessive late-night noise and instances where the establishment remained open past approved hours. These concerns were the primary basis for the committee's unanimous recommendation to protest the renewal on peace, order, and quiet, along with all applicable grounds. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Ace of Spades Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 1 opposed, 1 abstentions)**.

K. ABRA-122613: ¹Motion to Protest a License Renewal, KiKi, 917 U Street NW, Retailer's Class "C" Tavern, 1B02

ABRA-119480: ¹Motion to Protest a License Renewal, Kiki 1915 U St, 1915 U Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan explained that the ABCR Committee recommended protesting both Kiki licenses together. Kiki has a 2022 settlement agreement and no documented investigative history. However, several residents and committee members raised recurring concerns about noise, including reports that a rear window is frequently opened by patrons, allowing sound to escape. The owner attended the committee meeting, was responsive, and described steps taken to reduce noise, though some residents attributed broader corridor noise issues to Kiki. Commissioner Kensek supported a protest, noting the volume of complaints expressed during the committee meeting. Commissioner Sycamore opposed protesting, citing the lack of investigative violations and Kiki's responsiveness. Commissioner Barrilleaux also opposed protesting, referencing a walkthrough in which he observed substantial noise-mitigation measures and consistent cooperation from the owner. Rachel Scheckman clarified that although investigators have not issued violations, that is partly due to ABCA's process for noise enforcement; complaint history may be more extensive than investigative records indicate. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Kiki on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DOES NOT PASS (1 in favor, 6 opposed, 2 abstentions)**.

L. ABRA-107123: ¹Motion to Protest a License Renewal, Secret Lounge, 1928 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan introduced Secret Lounge as a renewal with an existing 2021 settlement agreement (with WNA), some older investigative history (including a 2018 shooting and a simple assault), and resident concerns about noise and trash affecting homes on 9½ Street. The ABCR committee had recommended a protest on peace, order, and quiet and all applicable grounds. Commissioner Fay asked what specific changes a protest would seek, noting the incidents were several years old. Hanrahan said the current settlement already includes some trash and recycling provisions and is more up to date than many others, though not the ANC's newest template. Commissioner Barrilleaux, in whose SMD the bar sits, said he has not heard many current, establishment-specific complaints about Secret compared to others on the block, and questioned whether a protest was necessary given other, more serious cases. Frank Chauvin, Alexander Padro and Karen Gaal described a long-standing, severe trash, oil, rat, and life-safety problem in the closed-off rear easement shared by the entire 1900 block of 9th and 9½ Streets—tied to an alley closure by a condo at 1932 9½ that now requires OAG and multiple agencies to resolve. They emphasized this is a systemic corridor problem that a single settlement agreement is unlikely to fix, though businesses, including Secret, still have a responsibility to keep the area clean. Barrilleaux suggested exploring a shared trash corral on 9th Street as a more realistic solution. Fay summarized the discussion as showing major problems in the block overall but no clear, distinct case against Secret compared with neighboring operators. Barrilleaux agreed that other establishments with more serious histories should be prioritized. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Secret Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 7 opposed, 2 abstentions)**.

M. ABRA-123209: ¹Motion to Protest a License Renewal, Posh Lounge, 1924 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan explains that Posh is the upstairs lounge above Appio, which the ANC already voted to protest over trash issues. During a rear-alley walkthrough, Appio's owner said the garbage and oil containers in the back belong to Posh, so Hanrahan argues that for consistency and fairness, Posh should also be protested on the same grounds, especially since Posh has no current settlement agreement. He notes the Posh owner attended committee, claimed to have done a significant cleanup, and shared photos, and seems willing to work with neighbors, but the alley problems remain. Commissioner Barrilleaux adds that neighbors have specifically flagged Posh as a contributor to the alley trash issues. He reports that after the ABCR meeting, the owner met with affected residents, is trying to coordinate cleanup with other businesses, and called him to discuss next steps, which makes Commissioner Barrilleaux optimistic about progress. Still, he supports a protest to secure a settlement agreement and address outstanding complaints. He also notes Posh's large sign has already been found illegal by the Department of Buildings, but enforcement is delayed due to a backlog at the Office of Administrative Hearings, another reason to formalize expectations with the business. **MOTION:** Commissioner Hanrahan moved to protest the

license renewal for Posh Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 1 opposed, 1 abstentions)**.

N. ABRA-131092: ¹Motion to Protest a License Renewal, MK Lounge U Street, 913 U Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan explained that MK's renewal came to the ANC with no existing settlement agreement and several community complaints about noise. MK recently opened a new location on U Street, right next to Kiki, and it was unclear whether any prior settlement agreement from the Dirty Goose era transferred with the license. Commissioners noted MK's large operable windows and that they are sometimes open late into the night, contributing to overall sound on the block. Commissioner Barrilleaux said a settlement agreement would be useful to set expectations around window management and late-night noise, like how Kiki has been working to minimize sound leakage. Frank Chauvin raised the possibility that an older agreement might exist from the Dirty Goose days but said the ANC should protest to clarify the license history and ensure updated terms. Hanrahan located a 2023 settlement agreement, but it was unclear whether its conditions were still valid given multiple ownership transitions. Some commissioners emphasized fairness and consistency, noting that renewal periods are often the only chance to negotiate updated agreements, while others raised concerns about protesting every establishment by default. Ultimately, most agreed that protesting MK would allow time to clarify the license record, address noise concerns through an updated settlement agreement, and place MK on equal footing with neighboring establishments. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for MK Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (6 in favor, 2 opposed, 1 abstentions)**.

O. ABRA-125279: ²Motion to Protest a License Renewal, Shakers, 2012 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan introduced Shakers, noting that it sits in the U Street moratorium zone, has no existing settlement agreement, and had been discussed in committee primarily around noise and general quality-of-life impacts. He mentioned that a committee member flagged a past note about Shakers failing to allow an MPD inspection, though details were not available at the meeting. Aside from that, Shakers is relatively new and has no investigative history or major documented issues. Vice Chair Harris reminded the ANC that it cannot protest *for the purpose of obtaining* a settlement agreement. Hanrahan clarified that while the committee recommended protest on peace, order, and quiet grounds, many members viewed the protest as a path to negotiating one. Chair Trindade Deramo expressed hesitation, saying the grounds presented seemed thin and that the ANC should avoid protesting establishments without clear justification. With no significant records of violations, the commission weighed whether the general noise concerns alone warranted a protest. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Shakers on the grounds of peace, order, quiet and all applicable grounds. The

motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 6 opposed, 3 abstentions)**.

P. ABRA-096823: ²Motion to Protest a License Renewal, Takoda, 715 Florida Avenue NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan said Takoda, District Sports, and El Rey were grouped together because none had current settlement agreements. Rachel Scheckman clarified that District Sports had specific trash and oil issues behind the building, but Takoda had no documented complaints, just general U Street noise. Commissioner Barrilleaux questioned whether the ANC should protest simply to secure settlement agreements. Chair Trindade Deramo noted the earlier consensus that the ANC should *not* protest establishments without complaint histories. Vice Chair Harris reminded everyone that settlement agreements can be created without a protest and that the ANC cannot protest solely to obtain one. Commissioner Fay said he would oppose protesting Takoda for that reason, and Chair Trindade Deramo agreed this case mirrored others they chose not to protest. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Takoda on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded.

DISCUSSION: no discussion. The motion **DID NOT PASS (0 in favor, 5 opposed, 4 abstentions)**.

Q. ABRA-122413: ²Motion to Protest a License Renewal, The District Sports Bar / Prima DC, 900 Florida Avenue NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan noted that District Sports had some concerns raised about trash and oil affecting neighbors on Vermont Avenue. Chair Trindade Deramo asked Commissioner Barrilleaux, whose SMD includes the establishment, whether he had received complaints; Barrilleaux said he had not and that the issue hadn't been on his radar. There is no settlement agreement for District Sports, and Chair Trindade Deramo read the placarded hours, which include late-night operations and a Summer Garden open until 2-3 a.m. Hanrahan said he believed a protest was warranted, particularly given the late Summer Garden hours. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for The District Sports Bar/Prima on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (4 in favor, 3 opposed, 2 abstentions)**.

R. ABRA-121605: ²Motion to Protest a License Renewal, El Rey, 1919-1921 U St, 1915 U Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan noted that El Rey does have a settlement agreement, though it dates to 2016. He said he wasn't aware of major complaints and wasn't sure how late the establishment typically operated. Chair Trindade Deramo reviewed the placarded hours, which allow operation until 3 or 4 a.m. and include a Summer Garden space, though its configuration was somewhat unclear. Commissioner Hanrahan confirmed there were no recent complaints or investigative issues and that the old settlement agreement was the only notable factor. With no commissioners identifying specific problems, Chair Trindade Deramo said he did not see a compelling case to protest. **MOTION:** Commissioner Hanrahan moved to protest the license

renewal for El Ray on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 6 opposed, 3 abstentions)**.

S. ABRA-075240: ²Motion to Protest a License Renewal, Nellie's Restaurant & Sports Bar, 900 U St NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan introduced Nellie's, noting it had a 2023 settlement agreement and that past committee discussion focused on sidewalk cleanliness. Hanrahan acknowledged older concerns but said Commissioner Harris would likely know more. Commissioner Fay then provided background, explaining that research from the committee did not reveal recent complaints. He and Commissioner Kensek each conducted site visits to evaluate cleanliness. Fay reported the area was well maintained: power-washed twice weekly, trash collected twice weekly, and generally much cleaner than other problem spots nearby. He said he did not see additional conditions the ANC could reasonably request. Commissioner Kensek agreed that Nellie's had improved but noted he still observed slippery areas during his walkthrough, possibly due to washing schedules. He also raised longer-standing community concerns, including the 2021 security incident, recurring grease on the sidewalk, and the need for clearer annual security-training expectations. He emphasized that Nellie's is a prominent U Street establishment and should model strong standards. Chair Trindade Deramo noted that grease management is already addressed in the existing settlement agreement. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Nellie's Restaurant & Sports Bar on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (1 in favor, 6 opposed, 2 abstentions)**.

T. ABRA-077567: ²Motion to Protest a License Renewal, Next Door, 1211 U Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan explained that Next Door and Game On were grouped together in committee because neither had a settlement agreement and both were initially recommended for protest on peace-order-quiet grounds. Commissioner Harris strongly opposed protesting Ben's Next Door, emphasizing that the owners were responsive, easy to work with, and had resolved past issues quickly, such as an outdoor speaker problem during the last renewal cycle. She noted there had been no recent complaints, and she urged colleagues not to move forward with a protest, both out of fairness and to avoid public confusion that previously led residents to believe the ANC was trying to shut down Ben's Chili Bowl. Rachel Scheckman added that the committee's earlier vote stemmed from a 2020 protest notation and a desire to get the SMD commissioner's perspective, which had not been available during the committee meeting. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Next Door on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 7 opposed, 2 abstentions)**.

U. ABRA-133717: ²Motion to Protest a License Renewal, Game On, 1330 U Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan explained that 1330 U Street NW was a newer bar without a settlement agreement. It offered arcade-style games inside and backed up to a narrow alley behind several residences, which raised concerns about noise and proximity. He noted that nearby establishments such as Voodoo and Alchemist already had settlement agreements, and that the resident who initially raised the issue had asked the committee to separate this case out for individual consideration. Commissioner Harris first clarified the location, then noted that while she had not experienced direct problems herself, the establishment sat on a block with many late-night venues. Most nearby businesses had settlement agreements aside from one, making this license stand out. She said she saw the potential for issues given the entertainment endorsement and hours. Hanrahan added that the community member who requested a separate discussion lived nearby and had pushed for a protest motion based on peace-order-quiet concerns. Harris agreed that, on those grounds, she felt comfortable supporting a protest. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Game On on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (5 in favor, 1 opposed, 2 abstentions).**

V. ABRA-119913: ³Motion to Protest a License Renewal, VIP Lounge, 1926 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan said the committee had already voted to protest VIP's substantial change and then, during renewal review, again voted to protest because of recurring trash issues behind the building. He noted it felt redundant to protest both applications, but that VIP was grouped with several establishments the committee expected to protest this cycle. Chair Trindade Deramo clarified that the substantial-change protest was already in place and this discussion concerned the renewal. Commissioner Fay asked whether there were specific, documented complaints about VIP's operations. Commissioner Barrilleaux said neighbors on 9½ Street had raised general noise concerns but nothing clearly tied to VIP. Chair Trindade Deramo compared the situation to Secret, where the ANC chose not to protest because trash issues were part of a larger, systemic alley problem. He questioned whether a protest was needed here if the late-hours issue had already been addressed. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for VIP Lounge on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 5 opposed, 4 abstentions).**

W. ABRA-126215: ³Motion to Protest a License Renewal, SOST, 1901 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Barrilleaux explained that the ANC had already been negotiating with Sost after previously voting to protest their summer-garden application. That protest was mistakenly dismissed when ABCA failed to send him the meeting link, even though he was the

designated representative. The ANC has filed for reinstatement and hopes the protest will be reopened. He said SOST's owner has been cooperative and has met repeatedly with him and with neighbors, but noise problems persist because the club sits just 10 feet from a rowhouse. Residents continue to report loud music late on weeknights, sometimes unintentionally, but still disruptive. Because of the ongoing noise issues, he recommended protesting the renewal on peace, order, and quiet grounds. Chair Trindade Deramo praised his work and noted SOST's late entertainment hours. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Sost on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (5 in favor, 1 opposed, 3 abstentions)**.

X. ABRA-082871: ³Motion to Protest a License Renewal, Whitlow's, 901 U Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan explained that Whitlow's appeared early in the committee meeting because the owner wanted to discuss modifying their settlement agreement to allow early-morning soccer viewings. He initially thought the renewal item would be about that request, but it turned out to be just their standard license renewal. Hanrahan noted that Whitlow's plans to file a substantial change application soon, likely involving extended morning hours, and that their current settlement agreement still lists the old establishment name, The Brixton. Since the owner has already committed to submitting the substantial change (which would trigger a new agreement anyway), Hanrahan argued it didn't make sense to protest the renewal now only to renegotiate everything again in a few days. Chair Trindade Deramo agreed this is better handled through conversation before considering any protest. Hanrahan added that if the substantial change doesn't materialize, the ANC could still work with the owner outside a protest to fix the outdated settlement agreement. Commissioner Sycamore expressed concern about relying on verbal assurances, but the chair noted there were no active complaints or urgent issues at Whitlow's. **MOTION:** Commissioner Hanrahan moved to protest the license renewal for Witlow's on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** no discussion. The motion **DID NOT PASS (0 in favor, 7 opposed, 1 abstentions)**.

Y. ABRA-091140: ³Motion to Put a License into Safekeeping, Compass Rose, 1346 T Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan noted that Compass Rose had already shut down and ABCA had rescinded the license, so there was no need for further discussion.

Z. ABRA-106450: Motion to consider Mayden License Renewal, 1346 Florida Ave NW, Class "C" Tavern, 1B04

SUMMARY: Commissioner Sycamore shared that several neighbors in his SMD reported settlement agreement violations, especially ongoing ambient noise and staff parking in residential zones where they are not allowed. He noted that while the establishment had improved since the summer, the issues hadn't been fully resolved. Commissioners reviewed the 2023 settlement agreement and confirmed there was no investigative complaint history. Sycamore said his intention was to bring

the owners to the table and ensure better enforcement. Commissioner Kensek offered to meet with Sycamore and the owners directly to address the concerns. With that plan in place, Sycamore withdrew his motion to protest.

B. ZPD: Letter of Support for HPRB Case HPA 25-423, 1815 8th Street NW

SUMMARY: ZPD Chair Christian Brandt explained that the owner of a long-time family home on 8th Street was seeking HPRB approval for a third-story addition, roof deck, and rear addition. The ANC had already supported the related BZA special-exemption request years earlier, but HPRB had never completed its review, so the applicant was required to return for historic approval. HPO staff had reviewed the updated façade improvements, and the ZPD Committee unanimously supported the project. **MOTION:** Commissioner Holden moved to pass the letter of support for HPRB Case HPA 25-423, 1815 8th Street NW. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 0 opposed, 2 abstentions).**

AA. ED: Resolution Regarding the Recycling Refund and Litter Reduction Amendment Act: Miguel Trindade Deramo and Matt Fay

SUMMARY: Commissioner Fay explained updates to the Recycling Refund and Litter Reduction Amendment Act resolution, essentially DC's proposed "bottle bill." After feedback from the business community, the Economic Development Committee recommended modest revisions. These included softening the language from outright support to stating the bill could have a positive environmental impact and urging the Council to address technical questions and potential burdens on small distributors, who must front program costs. Commissioner Sycamore clarified that the bill does, in effect, function as a bottle bill and expressed concerns about small-business impacts. **MOTION:** Commissioner Holden moved to support the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (5 in favor, 2 opposed, 2 abstentions).**

VIII. ADJOURNMENT at 11:11pm

The next regular meeting of the Commission will be on Thursday, December 4, 2025.

Prepared by: Karen Lee, ANC1B Admin Consultant

Approved on: December 4, 2025

Attested by: Matthew Fay, ANC1B Secretary

Committee Recommendations not Requiring Commission Action

- A. **ABRA-113405:** No Action Recommended on a License Renewal, Bar Pilar, 1833 14th Street NW, Class "C" Tavern, 1B08
- B. **ABRA-116688:** No Action Recommended on a License Renewal, Café Saint Ex, 1847 14th Street NW, Class "C" Tavern, 1B08
- C. **ABRA-075811:** No Action Recommended on a License Renewal, Solly's U Street Tavern, 1942 11th Street NW, Class "C" Tavern, 1B08
- D. **ABRA-112748:** No Action Recommended on a License Renewal, Asefu's Palace, 1920 9th Street NW, Class "C" Tavern, 1B02
- E. **ABRA-126874:** No Action Recommended on a New License Request, Everyday People DC, 1013 U Street NW, Class "C" Tavern, 1B02

RESOLUTION 25-__

In Support of the DC COOLS Act

WHEREAS, B26-285, the *Climatizing Our Overheated Living Spaces Regulation Amendment Act of 2025*¹, hereinafter referred to as COOLS Act, would revise the seasonal dates during which housing providers must provide heating or air conditioning, where air conditioning is offered as a service; and

WHEREAS, the bill further establishes minimum and maximum indoor temperature standards year-round in rental units where tenants control heating and cooling, ensuring that residents are protected from unsafe or unhealthy living conditions in both extreme heat and cold; and

WHEREAS, rising temperatures and increasingly frequent heat waves present significant health risks to District residents, particularly seniors, children, medically fragile residents, and residents with pre-existing health conditions; and

WHEREAS, the impacts of rising temperatures do not effect all neighborhoods in Ward 1 equally due to the heat island effect; and

WHEREAS, housing in Ward 1 includes a significant share of multi-unit rental buildings where consistent temperature regulation is critical to habitability and tenant well-being; and

WHEREAS, the variability of temperatures during the shoulder seasons (spring and fall) can pose challenges for tenants and landlords alike in keeping healthy indoor temperatures due to outdated and inflexible regulations; and

WHEREAS, by clarifying property owner obligations and tenant rights regarding indoor temperature standards, the COOLS Act promotes equity, tenant protections, and public health;

THEREFORE BE IT RESOLVED, that Advisory Neighborhood Commission 1B supports B26-285, the *Climatizing Our Overheated Living Spaces Regulation Amendment Act of 2025*, and urges the Council of the District of Columbia to advance and pass this legislation.

BE IT FURTHER RESOLVED, that Advisory Neighborhood Commission 1B respectfully requests that Councilmember Henderson explore mechanisms by which the District Government can provide additional support to medically fragile tenants, and their landlords, who require accommodations beyond the standard heating and cooling parameters established in the COOLS Act, including but not limited to individualized temperature regulation schedules and financial assistance to ensure compliance with heating and cooling regulations.

¹ Council of the District of Columbia. (2025, June 11). *Climatizing Our Overheated Living Spaces Regulation Amendment Act of 2025* (Bill B26-0285). Retrieved November 10, 2025, from <https://lims.dccouncil.gov/Legislation/B26-0285>

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Certification:

After providing sufficient notice for and with a quorum of X of X present at its XXX, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.

DRAFT

RESOLUTION 25-__

Regarding the Guidelines for the Permanent Streatery Program

Introduced by Cmsr. TRINDADE DERAMO:

WHEREAS, the District Department of Transportation (DDOT) on December 5, 2024, adopted guidelines to formalize a permanent Streatery Program, with a view to “strengthen[ing] the safety, accessibility, and aesthetics of outdoor dining in public space”;¹ and

WHEREAS, the public space rental fees included in the permanent guidelines will render streateries infeasible for most restaurants that currently operate them, resulting in the removal of most existing outdoor dining structures and disincentivizing new businesses from joining the program; and

WHEREAS, numerous business operators have made recent, significant investments to bring their streateries into compliance with the regulations under the temporary Streatery Program, and would be forced to do so again under the new guidelines, in some cases necessitating complete reconstructions, at substantial cost; and

WHEREAS, in Resolution 25-27, In Support of Removal of Abandoned, Vacant, and Unused Temporary Streateries in ANC 1B, the Commission identified the priority of removing unsafe streatery structures along the U Street corridor and, envisioning a permanent program with predictable regulations that facilitate the operation of safe and welcoming streateries, requested that DDOT develop “clear abandonment criteria and enforcement mechanisms [...] including regular inspections and prompt removal protocols”; therefore be it

RESOLVED, that the Commission finds that the outcomes of the new guidelines will not achieve the stated intentions of the Streatery Program, but rather will likely lead to the nearly complete disappearance of streateries across the District; and be it further

RESOLVED, that the Commission strongly urges DDOT to arrive at a workable and accessible solution for preserving existing streateries that are of sound design, in good condition, and compliant with key health and safety regulations, rather than wastefully discard operable and profitable infrastructure; and be it further

RESOLVED, that the Commission requests that DDOT extend the compliance deadline under the new guidelines from November 30 to March 31 in order to afford small businesses the opportunity to continue operations as initially permitted under the Streatery Program, and to afford the agency time to consult with stakeholders and arrive at a more reasonable set of permanent guidelines; and be it further

RESOLVED, that the Commission recommends an adjusted annual permitting fee of \$5 per square foot to make program participation more feasible for small businesses; and be it further

RESOLVED, that the Commission recommends the elimination of required setbacks away from publicly owned infrastructure, including but not limited to tree boxes, utilities infrastructure,

sidewalks, transportation barriers, and additional recognized streetscape components; and be it further

RESOLVED, that the Commission requests that DDOT, in supporting businesses with existing streateries in transitioning to the permanent program, prioritize reconfigurations of structures that block travel lanes, bike lanes, walkways, or sight lines for vehicular, bicycle, and pedestrian traffic; and be it further

RESOLVED, that the Commission calls upon DDOT to engage this and other affected Commissions to collaboratively develop plans for the disposition of public space formerly occupied by streateries, especially along commercial corridors, rather than assuming that all space formerly occupied by streateries will revert to parking by default.

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Certification:

After providing sufficient notice for and with a quorum of X of X present at its XXX, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.

RESOLUTION 25-__

Resolution Requesting DDOT Engagement on S Street Redesign Project Traffic Issues

WHEREAS, the District Department of Transportation (DDOT) implemented the S Street Redesign Project in April, 2025 which closed the “S Street Connector” and fundamentally altering traffic patterns at the following intersections:

- New Jersey Avenue NW and Rhode Island Avenue NW
- New Jersey Avenue NW and S Street NW
- Florida Avenue NW and Rhode Island Avenue NW
- Florida Avenue NW and 4th Street NW
- Florida Avenue NW and New Jersey Avenue NW
- Florida Avenue NW and 5th Street NW

WHEREAS, the DDOT Project Team assigned to the S Street Redesign indicated that the altered traffic patterns could require further revisions to the traffic signal timing to coordinate and maintain appropriate traffic flow in the impacted area,

WHEREAS, that same DDOT Project Team communicated its intent to return to the impacted area within the 90 days following the completion of the project to assess the traffic flow and to recommend and implement further required changes,

WHEREAS, traffic flow at the New Jersey Avenue NW and Rhode Island Avenue NW intersection has been impacted to the extent it creates a dangerous traffic condition for motorists, bicyclists, and pedestrians,

WHEREAS, traffic flow at the Florida Avenue NW and 5th Street NW intersection has been impacted to the extent that it impedes traffic flow on southbound 5th Street NW during morning and evening rush hours,

WHEREAS this section of Florida Avenue NW is a Teir 1 High Injury Network Corridor and New Jersey Avenue NW is a Tier 2 High Injury Network Corridor Segment.

WHEREAS this area is home to impacted groups such as students and seniors.

WHEREAS, the ANC, the LeDroit Park Civic Association (LPCA) and members of the community have repeatedly raised concerns about these dangerous traffic conditions to DDOT since August, 2025 and have not received a response,

WHEREAS, DDOT must respond to the great weight afforded to the actions of the full Commission,

THEREFORE, NOW BE RESOLVED, that the ANC calls on DDOT to conduct a traffic safety study of all traffic intersections impacted by the “S Street Redesign Project” within 45 days of receiving this resolution.

LET IT BE FURTHER RESOLVED that DDOT communicate the findings of its traffic safety study to the ANC, and the Transportation Parks and Public Spaces (TPPS) Committee along with its plan and timeline to address and correct identified traffic safety issues.

LET IT BE FURTHER RESOLVED that DDOT attend a scheduled meeting of the TPPS Committee to present the results of the safety studies within 90 days of receiving this resolution.

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Certification:

After providing sufficient notice for and with a quorum of X of X present at its XXX, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.

RESOLUTION 25-__

Resolution to Ensure Equitable Access to Reserved Disability Parking for Multi-Family Housing Residents

WHEREAS, ANC 1B passed a resolution urging the District Department of Transportation (DDOT) to expand access to the Residential Disability Permit Parking Program to residents residing within multi-family residences in September of 2023,

WHEREAS, after two years, DDOT has neglected to expand eligibility to residents residing in multi-family residences, continuing a discriminatory regulatory framework that creates a discriminatory two-tier system where disabled residents' access to reasonable accommodations depends solely on their housing type rather than their documented medical needs;

WHEREAS, disabled residents of multi-family housing pay the same fees for disability parking permits and residential parking permits (RPP) as single-family dwelling residents, yet receive substantially fewer parking accommodations despite having identical or greater mobility challenges;

WHEREAS, many multi-family housing buildings in the District, particularly older buildings, lack adequate off-street parking facilities or accessible parking spaces that meet ADA requirements;

WHEREAS, the District of Columbia has committed to being an inclusive, accessible city that values the dignity, independence, and full participation of all residents regardless of disability status or housing type;

THEREFORE, BE IT RESOLVED That ANC 1B requests that DDOT expand eligibility for the RDPP program to multi-family dwellings if those dwellings do not provide designated off-street disability parking.

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Certification:

After providing sufficient notice for and with a quorum of X of 9 present at its October 9, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.

ON BEHALF OF THE COMMISSION,

RESOLUTION 25-__

A Resolution Urging Gentle Density Throughout the District of Columbia

WHEREAS, DC has an acute housing shortage, with a 2022 study pegging the shortfall at 116,000 homes, equivalent to 35% of the District’s entire housing stock.¹

WHEREAS, the DC housing shortage is displacing long-time residents, hampering economic growth, and making the District an increasingly unaffordable place to live and raise a family.

WHEREAS, 23% of DC’s land area is zoned exclusively for single-family detached homes.²

WHEREAS, exclusionary zoning restricts the type and amount of housing that property owners can legally build on existing lots, thus reducing the supply of housing and driving up home prices, rents, and land values for District residents.

WHEREAS, exclusionary zoning perpetuates racial and economic segregation in the District by walling off wealthy neighborhoods from new residents and pushing growth and the risk of displacement into less affluent areas.

WHEREAS, the District’s Comprehensive Plan “guides the use, density, and design of buildings within the District, directly shaping the city’s physical form as it changes and develops in the future.”³

WHEREAS, the Office of Planning (OP) helps prepare the Comprehensive Plan and “is tasked with planning for the long-term growth of the District of Columbia, to help ensure it reflects our values of an inclusive and vibrant city.

WHEREAS, the first rewrite of the District’s Comprehensive Plan in nearly 20 years provides a once-in-a-generation opportunity to relax exclusionary zoning and increase the supply of family-sized homes across the District.

WHEREAS, a recent poll found that District residents want an end to exclusionary zoning: 63% of District residents favor allowing fourplexes in areas currently zoned for single family homes, including a majority of white, black, and person-of-color residents, and residents of all eight wards.⁴

WHEREAS, density can be introduced in a gradual manner that reflects DC’s historical development as a “rowhouse city” and benefits residents, reduces displacement, and preserves and enhances neighborhood character, vitality, and amenities.

WHEREAS, research shows that the price of four-unit infill conversions in the District would be approximately 33% less than existing structures, creating a substantial affordability benefit for District residents aspiring to own or rent a home.⁵

WHEREAS, there is extensive evidence that new housing lowers rents and makes housing more affordable by reducing housing scarcity and freeing up older, more affordable units.⁶⁷⁸

WHEREAS, research shows that legalizing by-right infill conversions of existing structures to up to 6 units per lot could produce approximately 1,000 family-sized starter homes per year in the District, more than 5 times the rate of single-family detached housing built in DC over the last decade (2014-2024).⁹¹⁰

WHEREAS, single-family homes are essential for young families that need more bedrooms to raise children than are currently being offered by new apartment buildings, which primarily offer studios, 1-bedrooms, and 2-bedrooms.

THEREFORE, BE IT RESOLVED BY ADVISORY NEIGHBORHOOD COMMISSION 1B, that the Commission requests that the Comprehensive Plan support by-right gentle density throughout the District of Columbia to increase housing production by including the following principles:

- Infill conversions of single family detached structures to rowhomes, townhomes, and small homes are an essential source of new family-sized housing and should be allowed by-right in residential zoned areas throughout the District.
- Rowhouses should be allowed by-right throughout the District, reflecting DC's legacy as a rowhouse city.
- Infill conversions of single family detached structures to multiplexes up to 6 units should be allowed by-right in residential zones in planning areas that, unlike Mid-City where ANC 1B is located, have not met their new affordable housing units target. Housing targets should be regularly updated in the coming years.¹¹
- Accessory dwelling units (ADUs) up to 1,200 square feet should be simple and easy to build. Owner-occupation requirements, five-year use restrictions, and other policies that unnecessarily limit housing opportunities should be removed to spark a boom in ADU construction.
- Floor-area ratios, setbacks, and height regulations should be aligned with the realistic needs of infill conversions, ensuring that zoning standards do not unintentionally prevent viable projects that add new housing while respecting the scale of surrounding blocks.
- Small-scale subdivisions should be a by-right permitted use in residential zones to make infill conversions viable.
- Historic preservation review will continue to apply to all proposed construction in historic districts.
- DOB, DCOZ, DDOT, DOEE, and related reviewing entities should have a time limit, such as 45 days, to approve, conditionally approve, or deny all single-family detached infill conversions and ADUs, after which any complete application should be deemed approved by operation of law.

- Relevant agencies should hire additional staff to accommodate an increase in permits for infill construction and ADUs.
- Equality of opportunity for people of all economic, racial, and ethnic backgrounds is inextricably tied to increasing housing production throughout the District.

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Certification:

After providing sufficient notice for and with a quorum of X of X present at its XXX, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.

Letter of Support
For HPRB Case HPA 26-55, 2008 17th Street NW
(Striver's Section Historic District)

December 3,

Marnique Heath, AIA Chair
Historic Preservation Review Board
1100 4th ST, SW, Suite E650
Washington DC 20024

Chairperson Heath,

ANC1B has reviewed the following project plans: 2008 17th Street NW, HPA 26-55, Owner Nicol, SMD 1B-07.

ANC1B Commission supports the applicants request at 2008 17th Street NW, HPA 26-55 for the renovation of and rear addition on to a three-story attached single family rowhouse in the Striver's Section Historic District. (Square 0150/Lot 0157).

The SMD Commissioner shall have primary responsibility to stand for the Commission on matters within their SMD. Further, the Chair or a delegate named by the Chair, shall communicate these actions to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

If any questions arise regarding the Commission's position on this matter, please contact Chairperson Miguel Trindade Deramo (1B06@anc.dc.gov) and/or Commissioner Matthew Holden (1B07@anc.dc.gov) in whose Single Member District this property is located.

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Certification:

After providing sufficient notice for and with a quorum of X of X present at its XXX, 2025, meeting, Advisory Neighborhood Commission 1B voted, with X yeas, X nays, and X abstentions, to adopt the above resolution.