

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B



AGENDA PACKET FOR THE
REGULAR MEETING OF THE COMMISSION
ON
May 7, 2026

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

CONTENTS

Agenda for the May 7, 2026, meeting of the Commission..... 3
Draft minutes from the April 9, 2026, meeting of the Commission..... 6
Draft minutes from the April 27, 2026, special meeting of the Commission..... 15
Committee recommendations not requiring Commission action None
Minutes from the Commission Committees online¹

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

Resolutions Being Considered by the Commission

Resolution Regarding DDOT NOI #26-63-CPD..... 19

Letters of Support Being Considered by the Commission

Letter of Support for Capital Pride 2026..... xx
Letter of Support for a “Arts in Public Spaces” Proposal in LeDroit Park..... xx
Letter of Support for a Historic District Variance in LeDroit Park..... xx

AGENDA
for the
REGULAR MEETING OF THE COMMISSION
on
May 7, 2026, Virtual Meeting (via Zoom webinar)

Guest speaker at 6:30 p.m.

- Brianne Nadeau, Ward 1 Councilmember

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 May 7, 2026 Meeting Agenda**
- B. Commission April 9, 2026 Meeting Minutes**
- C. Commission April 27, 2026 Special Meeting Minutes**
- D. Motion to Extend:** the deadline under Resolution 26-03 (“Establishing a Special Committee on the Comprehensive Plan”)
- E. Motion to Extend:** the deadline under Resolution 26-06 (“Instructing the Committee on Alcoholic Beverage and Cannabis Regulations to Identify Best Practices with Respect to License Applications and Protests”)

III. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

- A. Office of the Councilmember, Ward 1: Brianne Nadeau** *(15 minutes)*
- B. Office of the Mayor: Enrique Lopez, MOCRS** *(3 minutes)*
- C. District Agencies: DC Water** *(5 minutes)*

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

A. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Committee Recap
- ii. Update on Current Protest Actions

B. Committee on Community Engagement

- i. Farmers Market Survey
- ii. Ranked Choice Voting Education

C. Committee on Economic Development

- i. Business Improvement District Update – May Meeting
- ii. Reeves Center Redevelopment Update – May Meeting

D. Committee on Public Safety

- i. Committee Update

E. Committee on Transportation, Parks, and Public Space

- i. Vermont Avenue Bike Lane

F. Committee on Zoning, Preservation, and Development

- i. Fair Share Housing Targets Act – May Meeting Update
- ii. Housing Omnibus Bill – May Meeting Update
- iii. One Front Door Act – May Meeting Update

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

- A. Commissioner announcements** *(2 minute per Commissioner)*
- B. Community announcements** *(2 minute per community member)*

VI. ADMINISTRATIVE

- A. Executive Officers' Reports** *(2 minutes per officer)*
- B. Approval of Hybrid Meeting Equipment Package** – Cmsr Fay

VII. NEW BUSINESS

- A. SMD 1B01:** Letter of Support for an “Arts in Public Spaces” Proposal in LeDroit Park – Cmsr Fay
- B. CE:** Letter of Support for Capital Pride 2026 – Committee Chair Wilkins
- C. ZPD:** Letter of Support for a Historic District Design Variance in the LeDroit Park Historic District – 402 U Street NW (HP 26-215) – Committee Chair Brandt
- D. TPPS:** Resolution on NOI #26-63-CPD Re: Installation of a buffered bike lane and safety improvements on Vermont Avenue NW between 11th St NW and Florida Ave NW – Cmsr Holden
- E. ABRA- 125907:** Letter to ABCA Board Regarding Applicant’s Repeated Failure to Appear for a Roll Call Hearing, Chi-Cha Lounge, 1214 U Street NW, Class “C” Tavern, 1B08 - Cmsr Hanrahan

VIII. ADJOURNMENT

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

DRAFT MINUTES
for the
REGULAR MEETING OF THE COMMISSION
on
April 9, 2026, Virtual Meeting (via Zoom webinar)

(No guest speaker this month.)

Call meeting to order at 7:00 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 April 9, 2026 Meeting Agenda**
- B. Commission March 5, 2026 Meeting Minutes**

MOTION: Commissioner Hanrahan moved to approve the consent agenda and meeting minutes. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (6 in favor, 0 opposed, 0 abstentions).**

III. COMMITTEE REPORTS (3 minutes per committee)

A. Committee on Zoning, Preservation, and Development

- i. Fair Share Housing Targets Act
- ii. Housing Omnibus Bill
- iii. One Front Door Act
- iv. CM Nadeau's Office to provide additional detail at April 20 Meeting

SUMMARY: Commissioner Fay reported on behalf of the ZPD Chair that there are no significant updates from the March ZPD meeting. He shared that an HPO/HPRB case in LeDroit Park will be presented and discussed. He noted that David Meni will attend the April 20th ZPD meeting to discuss housing-related legislation, including the Housing Omnibus bill and proposed changes to the Housing Production Trust Fund. Chairperson Miguel Trindade Deramo added that the One Front Door Act will also be discussed. He confirmed an upcoming meeting with the Office of Planning to begin coordination on ANC input for the Comprehensive Plan rewrite, focused on structuring feedback and understanding the process.

B. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Committee Recap
- ii. Update on Current Protest Actions

SUMMARY: Commissioner Hanrahan reported ongoing work to incorporate streatery language into settlement agreements and continued review of the Noise Balance Amendment Act, with plans to provide comments at a future meeting. He noted continued planning for a 9½ alley walk and ongoing protests and discussions related to ABCR matters. He also referenced follow-up work on clarifying ANC “great weight” and the role of resolutions. The Noise Balance Amendment Act remains the primary focus. Chairperson Trindade Deramo asked about a potential hearing timeline; Commissioner Hanrahan confirmed no date is set. The Chair also referenced a prior request for ABCR to document its processes to preserve institutional knowledge, noting flexibility on the June reporting timeline to allow for a more complete final product.

C. Committee on Community Engagement

- i. Farmers Market Survey
- ii. Murals Project Pilot
- iii. Ranked Choice Voting Education

SUMMARY: Al Wilkins reported that the Community Engagement Committee finalized a farmers market interest survey, which will be distributed via the ANC newsletter and commissioner outreach, with results expected in May. The survey will assess attendance patterns and potential locations for a Ward 1 farmers market and share information about existing markets. He also noted coordination with the 9½ Street mural project team, with the committee supporting volunteer recruitment and funding efforts. Additionally, the committee is prioritizing outreach and education on ranked choice voting ahead of the June 16 primary, including promoting sessions led by the DC Board of Elections. Chairperson Trindade Deramo suggested additional survey distribution strategies, including use of a Mailchimp poll feature, commissioner newsletters, and in-person outreach using ANC materials.

D. Committee on Economic Development

- i. Business Improvement District Update

SUMMARY: Commissioner Fay reported that the committee’s primary focus is the proposed U Street Business Improvement District (BID). Organizers provided an update, noting ongoing

challenges including retail vacancies, declining rents, and pressure on large property owners. Despite this, they are continuing petition efforts, with support from the committee to connect them with stakeholders. Organizers will return with additional information, and the committee aims to present a resolution in support of the BID in May, pending clarification of outstanding questions, with the goal of advancing to Council before the June recess. He also noted that Niccole Rivero will provide additional time for updates on the public restroom “throne” placement process, which remains under review. Additionally, DPR has begun focusing on the 625 T Street park project; while now under TPPS oversight, the committee will continue engagement to ensure community input shapes the redevelopment. Commissioner Fay also acknowledged Brianne Nadeau for funding small parks in Ward 1, including this site.

E. Committee on Public Safety

i. Committee Update

SUMMARY: Chairperson Trindade Deramo noted no updates from the Public Safety Committee in the absence of Commissioner Barrilleaux. Commissioner Fay reported on a recent public safety walk hosted by MPD, covering alleys near 9½ Street and between 8th and 9th Streets. The walk included engagement with MPD, business owners, and HIPS, and provided an opportunity to discuss local safety concerns and conditions in the area.

F. Committee on Transportation, Parks, and Public Space

i. 11th Street Bike Lane

ii. Vermont Avenue Bike Lane

SUMMARY: Chairperson Trindade Deramo reported no urgent updates from the Transportation, Parks, and Public Space Committee in the absence of Commissioner Holden. He referenced prior discussions on the 11th Street and Vermont Avenue bike lanes, noting a Notice of Intent for Vermont Avenue. Commissioner Fay confirmed there were no urgent items and noted that one or two TPPS resolutions from the previous month remain on the current agenda.

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

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

SUMMARY: Niccole Rivero reported that housing is a major focus in the final year of Brianne Nadeau’s term. Recent activity includes hearings on the Housing Production Omnibus bill and housing targets legislation. The One Front Door Act passed its first reading unanimously and is expected to receive a final vote in April. She highlighted ongoing development of the DC 2050 Comprehensive Plan, noting concerns that proposed Future Land Use Map updates do not go far enough to increase density needed for affordable housing. Public comments are open through April 30. She also encouraged public participation in upcoming budget hearings, noting expected fiscal

constraints. Rivero provided a brief update on the public restroom “throne” location process, stating that DPW continues to evaluate potential locations in coordination with other agencies. Commissioner Fay raised concerns about balancing density with livability and economic vitality, particularly the impact of vacant storefronts on U Street. Rivero acknowledged the concern and indicated follow-up would be provided, including further discussion with David Meni.

B. Office of the Mayor: Enrique López, MOCRS (3 minutes)

SUMMARY: Enrique Lopez reported an increase in shootings over the past six weeks, based on MPD data, and noted continued public safety engagement through recent alley walks. He stated that MPD will increase patrol presence in identified hotspots and continue hosting community walks as weather improves. He also highlighted coordination with DPR to expand youth programming during spring break to address youth safety concerns. Lopez encouraged residents and commissioners to attend public safety walks and share feedback. Additionally, he invited commissioners to participate in a Ward 1 spring cleanup on April 25 at Banneker Recreation Center, noting it as an opportunity to engage residents and gather input for the farmers market survey. Chairperson Trindade Deramo confirmed the event details and noted potential commissioner participation and coordination.

C. District Agencies: (3 minutes)

SUMMARY: No updates provided

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

A. Commissioner announcements (2 minute per Commissioner)

SUMMARY: Commissioner Fay reported that the YOLO protest hearing was held, lasting approximately four hours, with participation from himself, Commissioner Hanrahan, and ANC counsel. He stated that the protest process, which began in the fall, has concluded, and a decision from the ABCA Board is expected in the coming days. Commissioner Hanrahan acknowledged the effort and noted his attendance at the hearing. Chairperson Trindade Deramo also recognized the work involved and referenced appreciation for counsel’s support.

B. Community announcements (2 minute per community member)

SUMMARY: No updates provided

VI. ADMINISTRATIVE

A. Memo authorizing DIFS/PASS accounting updates, ANC 1B Treasurer

SUMMARY: Commissioner Lemon-Strauss explained that the item authorizes the Office of Advisory Neighborhood Commissions (OANC) to act as the ANC's agent for limited administrative purposes, including filing financial forms and handling transactions with DC systems. This would centralize administrative functions across ANCs rather than requiring each commission to manage them independently. Chairperson Trindade Deramo clarified that the vote is to authorize the treasurer to draft a memo providing required financial and identifying information to the CFO and formally designate OANC as the ANC's agent for these purposes. **MOTION:** Commissioner Lemon-Strauss moved to approve the treasurers request to submit required financial documents and designate OANC as an agent for limited administrative purposes. The motion was seconded. **DISCUSSION:** Commissioner Fay asked for clarification on whether the authorization is specific to ANC 1B or part of a broader process. Commissioner Lemon-Strauss confirmed that this is a standardized process offered by the Office of Advisory Neighborhood Commissions (OANC) for all ANCs, allowing administrative and financial filings to be handled centrally rather than by each individual commission. The motion **PASSED (6 in favor, 0 opposed, 0 abstentions).**

B. Status of EAF applications, ANC 1B Secretary

SUMMARY: Commissioner Fay reported that three funding requests of \$5,000 each (totaling \$15,000) have been approved, with funds intended to cover legal expenses related to protest cases. He noted that recent spending has been elevated due to attorney costs but expects this to decrease as protest cases conclude. Funds may be used for both reimbursement and advance payment of legal expenses tied to specific cases. He also emphasized that protest hearings are not typical practice, noting that out of over 100 license renewals, along with new applications and substantial changes reviewed, only four cases were taken to protest, reflecting efforts to resolve issues prior to formal hearings. He will provide a detailed update via email. Chairperson Trindade Deramo confirmed clarification on the use of funds. Commissioner Hanrahan acknowledged the workload and ongoing efforts, noting the intent to document processes and improve coordination between operators and the community.

C. Job Description for ANC 1B Public Relations Staff Member: ANC 1B Chair

SUMMARY: Chairperson Trindade Deramo announced that a job description for a new outreach consultant will be posted and asked commissioners to share it through their newsletters and social media. Enrique Lopez requested that the posting also be shared with the Mayor's Office of Community Relations (MOCR) network. The Chair agreed and asked Karen to ensure it is distributed to MOCR once posted.

D. Executive Officers' Reports (2 minutes per officer)

SUMMARY: No reports provided

VII. NEW BUSINESS

A. TPPS: Resolution Requesting Local Partnership in Park Stewardship of Meridian Hill/ Malcolm X Park – Cmsrs Holden and Trindade Deramo

SUMMARY: Chairperson Trindade Deramo presented a TPPS resolution, co-sponsored with Commissioner Holden, supporting local partnership in the stewardship of Meridian Hill / Malcolm X Park. He explained that the resolution, developed with Washington Parks and People and Friends of Meridian Hill, looks ahead to the park's 100th anniversary and calls for a long-term vision for its maintenance and programming. The resolution recognizes the park's cultural and civic significance while noting ongoing challenges due to limited federal resourcing for staffing, maintenance, and community engagement. It highlights current improvements funded through America 250 but emphasizes concerns about sustainability without consistent funding. The resolution urges exploration of a multi-party management model involving federal and DC governments, community organizations, and other stakeholders to ensure long-term stewardship of the park. **MOTION:** Chairperson Trindade Deramo moved to adopt the resolution requesting local partnership in park stewardship of Meridian Hill/Malcolm X Park. The motion was seconded. **DISCUSSION:** Commissioner Fay expressed support for the resolution, emphasizing the importance of Meridian Hill / Malcolm X Park as one of the few large green spaces in Ward 1 and the need for community involvement in its preservation and upkeep. He asked whether the resolution should more explicitly define a multi-stakeholder management model or remain broad to initiate discussion. Chairperson Trindade Deramo responded that the resolution is intended to begin the conversation, particularly with District agencies, while acknowledging ongoing coordination with federal partners. He proposed adding a "whereas" clause referencing models like Franklin Square and similar partnerships. Commissioner Fay agreed that the current approach is sufficient. The Chair indicated he would incorporate the additional language as a friendly amendment after the meeting. The motion **PASSED (6 in favor, 0 opposed, 0 abstentions).**

B. ABRA-092012: Motion to Approve a Settlement Agreement, Uproar, 639 Florida Ave NW, "C Tavern", 1B02

SUMMARY: Commissioner Fay introduced an amendment to the existing settlement agreement with Uproar (operated by Ching LLC), following negotiations addressing community concerns about noise. The amendment establishes decibel targets for both interior and exterior areas, along with a "reasonability" standard based on proximity and audibility near residences, informed by the proposed Noise Balance Amendment Act. It also includes provisions for ongoing communication with the community and parking management. He noted that one exterior decibel level may be slightly adjusted following a final sound check. Attorney Matt Minora confirmed agreement with the terms and indicated that audibility standards may ultimately govern enforcement. Chairperson Trindade Deramo clarified that the approval includes flexibility for minor adjustments to the decibel level. **MOTION:** Commissioner Fay moved to approve the settlement agreement amendment with Uproar. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (6 in favor, 0 opposed, 0 abstentions).**

C. TPPS: Resolution Requesting Additional ADA Parking Spaces on Neighborhood Streets – Cmsr Holden

SUMMARY: Chairperson Trindade Deramo introduced a TPPS resolution requesting additional ADA-accessible parking spaces on neighborhood streets. Commissioner Fay explained that the resolution builds on a prior measure extending eligibility for dedicated ADA parking to multifamily residents. This second resolution proposes creating unreserved, publicly accessible ADA parking spaces across neighborhoods to improve access for residents and visitors with disabilities. Committee member Karen Gaal emphasized the need, citing difficulty for residents with disabilities in finding parking and proposing a guideline of one ADA space for every 20 parking spaces. She noted the resolution aligns with accessibility standards and reflects extensive committee work. Commissioners discussed implementation details, including how spaces would be distributed and interaction with street cleaning. The resolution aims to guide DDOT in evaluating and expanding accessible parking citywide. **MOTION:** Commissioner Hanrahan moved to approve the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (6 in favor, 0 opposed, 0 abstentions).**

D. ABRA-135097: Motion to Approve a Settlement Agreement, Icon DC/Eleven DC, 2001 11th Street NW, Class "CX" Multipurpose Facility, 1B02

SUMMARY: Chairperson Trindade Deramo stated that, at the applicant's request, consideration of the settlement agreement for Icon DC / 11DC (2001 11th Street) is being postponed.

E. ABRA-125456: Motion to Protest an application for a Substantial Change, Spicy Water, 2019 11th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan introduced a motion to protest the license change for Spicy Water (African Grill), which is seeking to upgrade from a Class C to a Class D license to allow the sale of spirits. He noted the committee's unanimous support and explained that the protest is intended to facilitate a settlement agreement addressing potential impacts such as parking, trash, and neighborhood conditions, particularly considering nearby infrastructure changes. **MOTION:** Commissioner Hanrahan moved to protest the substantial change application for Spicy Water. The motion was seconded. **DISCUSSION:** Commissioner Hanrahan noted that the motion to protest Spicy Water's license change was brought forward following committee discussion, primarily to pursue a potential settlement agreement, though outreach to the owner had been limited due to technical issues during the committee meeting. Commissioner Harris opposed the protest, stating there were no valid grounds, as the establishment is small, has standard hours, no entertainment endorsement, and is only seeking to sell liquor like a typical restaurant. Commissioner Sycamore agreed with this position. Commissioner Fay also expressed hesitation, noting the establishment's positive reputation and lack of prior issues, and questioned whether a protest was warranted without specific concerns. The motion **FAILED (0 in favor, 5 opposed, 1 abstention).**

F. ABRA-103008: Motion to Protest an application for a Streatery Endorsement, Service Bar, 1926 U Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan presented a motion to protest Service Bar's streatery endorsement, noting that while the establishment has a settlement agreement and a strong

operating record, the committee discussed concerns about extended outdoor alcohol service hours (up to 3 AM) and how streateries should be regulated compared to sidewalk cafés or summer gardens. He also highlighted broader context, including the loss of streateries due to regulatory changes and the Commission’s recent decisions not to protest similar applications from Maidan and The Royal. He acknowledged Service Bar’s positive track record and lack of complaints, he introduced the motion in line with committee action. **MOTION:** Commissioner Hanrahan moved to support protest of Service Bar’s Streatery Endorsement. The motion was seconded. **DISCUSSION:** Commissioner Lemon-Strauss asked for clarification on the rationale for protesting Service Bar’s streatery endorsement. Commissioner Hanrahan explained the concern centered on late-night outdoor alcohol service (until 2–3 AM), which could function more like a bar than a typical restaurant extension. Commissioner Harris questioned comparisons to other endorsement types, emphasizing that streateries are distinct and should be evaluated on their own criteria. She noted there were no specific issues or complaints tied to the establishment. Commissioner Fay confirmed there were no noise complaints, no outdoor entertainment endorsement, and that the business has a settlement agreement and positive track record. He suggested informal outreach to confirm continued responsible operations rather than pursuing a protest. The motion **FAILED (0 in favor, 5 opposed, 1 abstention)**.

G. SMD 1B01: Resolution Supporting the Extension of the Juvenile Curfew Authority –
Cmsr Fay

SUMMARY: Commissioner Fay introduced a resolution supporting a temporary, six-month extension of the juvenile curfew law, emphasizing it as a short-term public safety tool rather than a permanent solution. He explained that the updated legislation allows the Mayor and MPD to implement earlier curfew hours and designate specific zones, such as the U Street corridor, in response to anticipated youth gatherings. He noted that MPD and local businesses view the curfew as a necessary tool to prevent large “takeover” events that could pose risks to youth, residents, and businesses. However, he stressed that the curfew is an incomplete response to broader challenges. Commissioner Fay emphasized that the resolution intentionally pairs support for the temporary extension with a call for long-term investment in youth engagement, including programs, activities, and safe spaces. He highlighted plans to develop a follow-up resolution informed directly by youth input to guide more sustainable solutions. **MOTION:** Commissioner Fay moved to approve the resolution as presented. The motion was seconded. **DISCUSSION:** Commissioner Harris questioned the lack of youth input in drafting the resolution and expressed opposition, citing concerns about effectiveness, lack of data, and opposition to increased police interaction with young people. She stated she could not support the measure without stronger evidence and more focus on long-term solutions. Commissioner Fay acknowledged that no youth were consulted for this specific resolution, explaining that youth engagement is intended for a separate, forthcoming resolution. He emphasized the current proposal as a time-sensitive, short-term measure informed by conversations with MPD, businesses, and residents, and framed it as a temporary tool to prevent large youth gatherings. Chairperson Trindade Deramo and other commissioners raised concerns that the curfew may simply shift activity to other areas and does not address root causes. The Chair noted the lack of progress on long-term youth engagement strategies and expressed concern that

extending the curfew could reduce pressure on policymakers to act. Commissioner Sycamore expressed support for the resolution, arguing it provides a necessary immediate tool and signals responsiveness to community concerns. Chairperson Trindade Deramo stated he would abstain, citing competing concerns: the lack of systemic solutions versus the potential loss of existing protections that keep youth out of the justice system. The motion **FAILED (2 in favor, 2 opposed, 2 abstentions)**.

H. SMD 1B01: Resolution Urging Council to Create and Support Youth Engagement Programming – Cmsr Fay

SUMMARY: Chairperson Trindade Deramo stated that consideration of Commissioner Fay’s resolution urging Council to create and support youth engagement programming is postponed, as the proposal is still under development and will be brought back at a future meeting.

VIII. ADJOURNMENT

Meeting was adjourned at 9:00pm

The next regular meeting of the Commission will be on Thursday, May 7, 2025.

Prepared by: Karen Lee, ANC 1B Admin Consultant

Approved on: May 7, 2026

Attested by: Matthew Fay, ANC1B Secretary

DRAFT MINUTES
for the
SPECIAL MEETING OF THE COMMISSION
on
April 27, 2026, Virtual Meeting (via Zoom webinar)

Call meeting to order at 7:05 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. NEW BUSINESS

- A. ABRA-135097:** Motion to Approve a Settlement Agreement, Icon DC/Eleven DC, 2001 11th Street NW, Class “CX” Multipurpose Facility, 1B02

SUMMARY: Chairperson Trindade Deramo explained that the special meeting was convened solely to consider a settlement agreement related to the Icon DC license, as required by ANC rules limiting special meetings to noticed items. He stated that the item had been pulled from the regular April meeting after last-minute, credible complaints were received regarding the applicant’s prior business practices, including employment-related concerns. Due to uncertainty about the ANC’s authority and how to handle those issues, he postponed consideration to consult with legal counsel from the Office of ANCs and ABCA. Following that review, he clarified that the ANC’s role is limited to statutory protest grounds, specifically peace, order, and quiet, and that additional concerns must be addressed through appropriate District agencies. He noted that the ANC cannot expand protest grounds after the filing deadline. The Chair said the special meeting was called to avoid unnecessary delay in the licensing process while ensuring the Commission acted within its authority. He also acknowledged the work of commissioners and the ABCR committee in negotiating and refining the settlement agreement, including addressing concerns raised in a committee letter.

Commissioner Kensek asked for clarification regarding previously mentioned employment-related concerns. Chairperson Trindade Deramo explained that allegations had been raised by individuals connected to a prior business involving the applicant, including claims of unpaid wages and workplace safety issues. He emphasized that while these concerns are serious, they fall outside the ANC's authority in this matter, which is limited to evaluating the license under the statutory grounds of peace, order, and quiet. He noted that individuals raising concerns were directed to appropriate District agencies and informed that they may also submit statements or evidence to the Alcoholic Beverage Control Board for consideration.

MOTION: Commissioner Hanrahan moved to approve the settlement agreement between ANC 1B and Icon DC/Eleven DC. The motion was seconded. **DISCUSSION:** Commissioner Fay asked for a high-level overview of the issues addressed in the settlement agreement before reviewing details, emphasizing the importance of framing the agreement around specific problems and solutions. Chairperson Trindade Deramo noted the complexity of the application, describing it as a large, multi-purpose (CX) license with multiple uses including restaurant, cabaret, nightclub, and adjacent spaces that is located next to residential units. He highlighted key concerns such as noise, vibration, queuing, and overall operational impacts.

Commissioner Hanrahan explained that the primary issue was managing late-night operations. The agreement requires a transition from nightlife activity to restaurant use in the early morning hours, with measures to address safety and neighborhood impacts. He outlined a revised security approach: while reimbursable MPD details (RDO) may be used when available, the agreement requires hiring Special Police Officers (SPOs), MPD-credentialed security, to ensure consistent on-site presence. These measures are intended to manage crowds, reduce crime risk, and maintain peace, order, and quiet. He noted that the agreement includes a six-month review period to evaluate effectiveness and emphasized that the provisions reflect extensive negotiation and community input.

Commissioner Barrilleaux stated that the purpose of the ANC's protest is to address concerns related to peace, order, and quiet, including noise and trash, and expressed that the settlement agreement effectively mitigates those issues. He emphasized that late-night operations under the agreement are limited to food service, not nightclub activity, distinguishing this case from problematic establishments that continue alcohol service late into the night. Barrilleaux noted that the agreement includes enhanced safety measures, including Special Police Officers and potential MPD detail, to manage crowds and reduce risks during late hours. Based on discussions with MPD, he stated that these measures could improve overall safety by increasing supervision and presence in the area.

Commissioner Kensek proposed two amendments: adding violation-based triggers to terminate extended hours and requiring a floor plan to ensure post-3 a.m. operations function as a restaurant. Commissioner Hanrahan responded that automatic enforcement triggers fall outside ANC authority and that a fixed floor plan is impractical given the space's flexible use. Chairperson Trindade Deramo noted the agreement instead includes a six-month review provision to assess compliance.

Commissioner Fay emphasized the need to clearly justify deviating from the Commission's prior stance on late hours, citing the applicant's commitment to operate as a restaurant and invest in mitigation measures, and clarified that violations of the agreement remain enforceable.

Commissioner Barrilleaux underscored that the agreement includes specific provisions, closing upper floors, restricting use to the first floor, removing alcohol, and maintaining visibility, to ensure late-night operations do not function as a nightclub.

During public comment, Frank Chauvin raised concerns about weak enforcement along the corridor and requested stronger penalties or automatic triggers tied to violations, as well as more transparency around the use of Special Police Officers. Kaitlyn Kline, a nearby resident, questioned why the Commission would approve extended hours immediately rather than requiring the operator to demonstrate good behavior first, suggesting a phased or probationary approach to protect residents' safety and quality of life. Commissioner Fay acknowledged these concerns, noting that while additional penalties could be explored, violations of settlement agreements already carry consequences under existing enforcement structures, and emphasized the importance of clear expectations and ongoing engagement with the operator. Chairperson Trindade Deramo added that a phased approach is not feasible under current licensing rules, as applicants retain the right to seek changes regardless of such conditions. Resident Aileen Johnson raised concerns about precedent and consistency, suggesting the Commission could approve a settlement agreement without extended hours and allow the applicant to seek changes later. She also questioned whether alcohol would truly be eliminated during late-night "restaurant" operations and argued that labeling the activity as a restaurant does not meaningfully distinguish it from nightlife impacts on residents. Frank Chauvin reinforced concerns about enforcement, stating that existing systems have historically failed to protect residents and calling for stronger, allowable penalties and clearer safeguards. He also raised specific concerns about promoters, questioning whether multiple promoters across floors could lead to large crowds and problematic behavior, and asked how the agreement protects the community from those risks.

Commissioner Lemon-Strauss explored whether financial penalties could be incorporated into agreements to incentivize compliance, while Chairperson Trindade Deramo clarified that the ANC cannot impose independent fines or enforcement mechanisms, as those are governed by ABCA's existing regulatory framework. In response to promoter concerns, Commissioner Hanrahan noted that the settlement agreement includes a provision prohibiting third-party promoters from assuming operational control, as part of broader efforts to limit high-risk nightlife activity and maintain compliance with peace, order, and quiet standards.

Jonathon Rube, the owner, stated that he has engaged with neighbors, including nearby residents and a condo board, to understand and address concerns stemming from prior operators, such as noise, loitering, and crowd control. He emphasized that late-night operations after 3 a.m. would be limited to sit-down restaurant service, not nightlife activity, and that security measures, including MPD detail (RDO), Special Police Officers, and in-house staff would manage noise and dispersal of patrons. Rube added that the agreement includes safeguards to ensure the space remains a restaurant even if ownership changes and argued that providing late-night dining could reduce

street noise by offering an alternative to takeout-only options that lead to loitering outside. He reiterated his willingness to engage with the community and address concerns directly.

MOTION: Commissioner Holden moved to call the question. Motion was seconded. **DISCUSSION:** Commissioner Fay asked whether proposed amendments would be incorporated before the vote. He clarified that his additions were “whereas” clauses to explain why this case differs from others, specifically noting that the location is outside the North Shaw Moratorium Zone and that late-night hours are limited to food service. Chairperson Trindade Deramo confirmed these could be incorporated, and Commissioner Holden withdrew his motion to call the question to allow for their inclusion. The Commission agreed to add the clauses with editorial authority. **MOTION:** Commissioner Holden moved to approve the settlement agreement with the friendly amendments.

The motion **PASSED (7 in favor, 0 opposed, 1 abstention).**

III. ADJOURNMENT

Meeting was adjourned at 8:21pm.

The next regular meeting of the Commission will be on Thursday, May 7, 2025.

Prepared by: Karen Lee, ANC 1B Admin Consultant

Approved on: May 7, 2026

Attested by: Matthew Fay, ANC1B Secretary

RESOLUTION 26-xx

NOI #26-63-CPD

**Re: Installation of a buffered bike lane and safety improvements on
Vermont Avenue NW between 11th St NW and Florida Ave NW**


**Christopher Berg, Transportation Planner
Bikeways Branch
District Department of Transportation
250 M Street SE
Washington, DC 20003**

Dear Mr. Berg,

On Wednesday, April 8, 2026, ANC 1B's Transportation, Parks and Public Space Committee discussed Notice of Intent (NOI) #26-63-CPD concerning the construction of buffered bike lanes and safety improvements on Vermont Avenue NW between 11th Street NW and Florida Avenue NW.

The committee was supportive of this action to construct improved bike facilities Vermont Avenue NW, but had several concerns related to changes to bus stops as part of the project.

The committee wished to share the following additional comments with DDOT:

- 
1. The committee is supportive of moving the bus stop on the SE Corner of U Street and Vermont Ave NW to the NE Corner, but is concerned about the amount of sidewalk space available. Please consider a bump out, floating bus island, adequate lighting, and/or keeping the stop as close to the intersection as possible to maintain safety and accessibility.
 2. The committee is concerned about moving the southbound stop from south of U street to north of U Street as this may degrade service and moves the stop further from the U Street Metro Station. Consider a bump out to prevent the stop from creating a choke point if located north of U Street.
 3. The committee is concerned that the layover bus parking stop could degrade service for bus riders.
 4. The lack of protection of the buffered bike lanes will create the need for strong enforcement, both for illegally parked cars and cars using the buffered lane as a second lane. Please monitor these lanes for safety issues and consider fixes as necessary after installation.
 5. Consider gateway treatments to clearly flag to vehicles that these are bike facilities and not travel or parking lanes.
 6. Please begin construction as fast as possible in order to close this gap in an important part of the DC Bike network.