



GOVERNMENT OF THE DISTRICT OF COLUMBIA Dupont Circle Advisory Neighborhood Commission 2B

January Regular Meeting Minutes

Wednesday, January 14th, 2025; 6:30 p.m.
Online via Zoom and In-Person at Stead Park

Call to Order

The regular January 2026 meeting of the Dupont Circle Advisory Neighborhood Commission (Commission of ANC 2B) was called to order by Pro Tempore Chair Adams at 6:31 pm.

Election of 2026 ANC 2B Commission Officers

Chairperson

Commissioner Franklin moved to elect Commissioner Adams as ANC 2B's 2026 chair. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Vice Chairperson

Commissioner Adams moved to elect Commissioner Marshall as ANC 2B's 2026 Vice Chair. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Secretary

Commissioner Slatt moved to elect Commissioner Franklin as ANC 2B's 2026 Secretary. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Treasurer

Commissioner Adams moved to elect Commissioner Slatt as ANC 2B's 2026 Treasurer. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Introduction of Commissioners

The Commissioners identified their single member districts (SMDs). Present were Andrew DeFrank (2B01), Jeffrey Rueckgauer (2B02), Vincent Slatt (2B03), Lawrence Sprowls (2B04), Alex Marshall (2B05), Matt Johnson (2B06), Libby Franklin (2B07), Zach Adams (2B08), and Lynn Thompson (2B09).

Adoption of the Agenda

Chair Adams moved to adopt the ANC's January 2026 meeting agenda. Commissioner Slatt

moved to move Councilmember Pinto and the Budget Letter before the public announcement and general comments. Commissioner Marshall seconded the motion, which passed with unanimous consent (VOTES: 9-0-0). Commissioner Adams moved to pass the new agenda. Commissioner Marshall seconded the motion, which was passed with unanimous consent (VOTES: 9-0-0).

Announcements and Public Comments

Councilmember Pinto

Councilmember Pinto presented and answered questions from the community.

Commissioner Slatt moved to adopt the resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-1). The resolution reads as follows:

Budget Letter

Commissioner Slatt moved to adopt the resolution. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 8-0-1). (CHECK W ZACH AB THIS) The resolution reads as follows:

Dear Councilmembers:

The last fiscal year challenged the District's resources, leading to cuts in social services and basic programs. ANC 2B represents one of the city's premier commercial and cultural hubs. Strategic investments here will generate sustained revenue through increased economic activity, supporting the District's broader recovery and social needs. We respectfully submit the following FY 2027 budget priorities, organized by committee jurisdiction, for your consideration.

Dupont Underground Capital and Operations

ANC 2B requests capital funds for the Dupont Circle Underground to install water, heating, ventilation, accessibility improvements, and clean-energy systems. These upgrades will enable year-round operation as an arts, cultural, and youth-serving facility, enabling deeper partnerships with Embassy Row and organizations such as Duke Ellington School for the Arts and GW/Corcoran. Currently less than 25% of the total available space has been upgraded for use. The next round of capital investment can expand the opportunities for more cultural events that will boost sales and hospitality tax revenue while reducing ongoing energy costs.

17th Street Pedestrianization and Rat Abatement

We urge the Council to fund full implementation of the 17th Street pedestrian plaza, including weekend and weekday street closures, delivery accommodations, and maintenance. We urge this to be funded and coordinated via the 2024 PLAZA Act, per our resolution on the matter.

A corridor-wide trash, recycling, and food composting program is critical to resolving a worsening rat problem. This program should include Big Belly compactors and centralized high-capacity receptacles for businesses. DDOT should review regulations to restrict oversized delivery trucks in the historic neighborhood.

Strategic Bikeways Plan

Through the Strategic Bikeways Plan project, funding is also requested for design and implementation of various bike lanes and paths throughout the Dupont Circle ANC and its surrounding neighborhoods. These include the Q Street and R Street bike lanes; the 20th and 21st Street paths; the 23rd Street Protected bike lane proposal, converting the M Street protected bike lane to a two-way cycletrack, and N Street contraflow bike lanes, as well as the impact of the Connecticut Ave Streetscape.

We request a protected cycle track along New Hampshire Avenue connecting Malcolm X Park, Dupont Circle, and the Kennedy Center to close a vital network gap, reduce crashes, and enhance low-carbon transportation options. Please consult previous resolutions about the Safe Routes to School problems for the Ross Elementary School (1700 block of R Street); and the numerous cyclist collisions occurring outside the Lyle Hotel (1700 block of New Hampshire).

To support these efforts, we advocate for a commercial parking garage fee; an increase in residential parking permit fees; the conversion of the entire ANC 2B area to “Zone 2B only” residential parking exemptions; with increased use of paid parking meters for non-2B residents.

Accessibility: 1800 Block of M Street NW

ANC 2B requests funding be dedicated to permanently make the sidewalk on the north side of the 1800 block of M Street NW compliant with the Americans with Disabilities Act. The Golden Triangle and DDOT are considering a permanent replacement for the current temporary sidewalk expansions and ANC 2B supports funding this effort.

Office of ANCs Funding, Capacity Building, and Main Streets Equity

ANC 2B calls for increased allotments for all ANCs to expand grant-making capacity and enhance neighborhood services. We recommend phasing in a “use-or-lose” policy capping carryover balances, reallocating excess funds to ANC training and shared services. OCTO should provide standardized technology—phones, laptops, and continuous commissioner contact information. Each ANC should receive funding for at least one full-time professional staff member.

Lessons from World Pride 2025 underscore the city's commitment to LGBTQ cultural events and the necessity for stable funding through city infrastructure like ANCs and the Main Streets program. We recommend a modest hotel occupancy tax increase to establish a Capital Pride Planning Fund administered by the Mayor's Office of Cultural Affairs with distribution via DC Main Streets to support equitable programming citywide.

ANC 2B emphasizes the inequities where some ANCs lack Main Streets or BIDs. We urge reviewing and reallocating funding, including Main Streets resources, to increase ANC grant-making allotments in underserved ANCs. Additionally, grant guidelines should limit Main Streets funds used for staff salaries in favor of direct corridor improvements and merchant support; DC is an outlier in the national Main Streets program for continuing to allow funds to cover salaries.

Federal Parks and Neighborhood Assets

ANC 2B urges the Council to pursue immediate National Park Service funding to improve Dupont Circle Park's trash collection, landscaping, lighting, and stormwater infrastructure, in order to reduce flooding into the Dupont Underground and protect nearby homes and businesses. Improvements to P Street Beach, including fully accessible entrances and critical trail repairs, are necessary to ensure safe daytime use and equitable access for residents who rely on these spaces. We further request that the Council seek federal approval to transfer the Witherspoon and Longfellow statue parks—and, in due time, other small federal park reservations in our area—to District control, accompanied by capital funds for renovation and a community-informed review of installations, so that these spaces reflect Washington's history and residents' needs.

Police Service Area Boundaries Realignment

ANC 2B requests funding in FY 2027 for a comprehensive study to realign Police Service Areas with ANC and Single Member District boundaries in time for implementation alongside the 2030 redistricting. Currently, the 57 PSAs do not align with the 46 ANCs; in many cases a single SMD crosses multiple PSAs and even multiple police districts. This fragmentation makes it harder for residents to know whom to contact, for commissioners and PSA lieutenants to build stable working relationships, and for police beats to reflect the neighborhood patterns that census tracts already capture. Aligning PSAs with ANC lines would synchronize crime and 911 data with neighborhood governance boundaries, improve public reporting, and support more accountable, targeted public safety strategies. This level of alignment and impact has not yet been studied citywide and should be analyzed in FY 2027 so that any statutory or map changes can be in place for the next redistricting cycle.

Strengthening ANC Communications and Visibility

To defend home rule through effective local democracy, ANC 2B calls for the Board of Elections to be funded and required to send informational mailers to all voters about ANCs and their commissioners at every instance of a vacancy in a commission area. We support maintaining current privacy protections that limit a candidate's access solely to voter's mailing address, but we request BOE be required to securely provide each ANC Commission with voters' email and phone information post-election for government communications via OANC's GovDelivery system.

Economic Development and LGBTQ Senior Housing

ANC 2B demands the Council actively fund and implement a program to convert an office building within or adjacent to Dupont Circle into LGBTQ-affirming senior housing targeting the Stonewall generation, who face acute housing insecurity from lifetime discrimination and lack of family supports. The District must work directly with developers to identify and execute this conversion using available tools, including the District Opportunity to Purchase Act—which has never been deployed despite its potential in high-need areas like Dupont. This project will preserve neighborhood diversity, retain LGBTQ elders, and demonstrate the city's commitment to civil rights through concrete action.

Economic Development – Connecticut Avenue North Economic Study

ANC 2B requests funding for a comprehensive FY 2027 economic and retail analysis of Connecticut Avenue north of Dupont Circle, timed to coincide with the Dupont Deckover and Streetscape Project. ABCA regulations have driven out entertainment venues, leaving dead retail space with nothing to replace it. This study must identify the business mix the neighborhood supports, quantify regulatory impacts on vacancies, and recommend District tools—small business grants, rent stabilization pilots, activation funding—to ensure streetscape investments generate tax revenue rather than empty storefronts. ABCA licensing reform proposals will follow during oversight hearings.

Public announcements and general comments or future agenda items

Jake from the Dupont Circle Citizens Association (DCCA) provided an announcement on recent happenings at DCCA. Mike Silverstein and Lanca Salonia seconded the sentiments of Jake. Joanna Jiang provided an announcement on rate abatement around ANC 2B.

Commissioner announcements

Commissioner Marshall provided an update on the Dupont Holiday events. Commissioner Johnson reminded people to move into the bike lane while making a right turn and reminded people to use their turn signal in advance. Commissioner Slatt provided an announcement that the

OANC will be launching the website portal and ANC 2B will be looking to hire a contractor to help with content migration into the new website.

Reports from DC Government representatives

Tiffany Wimenta, Ward 2 Mayor's Office of Community Relations and Services Manager, provided an update. Captain Hamelin from the Metropolitan Police Department provided an update.

Alcoholic Beverage and Cannabis Board Agenda

The Golden Age request a class change from a Retailer's Class "C" Restaurant to a Retailers Class "C" Tavern at 1726 Connecticut Avenue NW (ABCA-120935) (2B01)

The Commission took no action.

ANC letter for ABCA protest hearing regarding Skybox, LLC t/a Onyx Rooftop Lounge (ABRA-130390) (2B05)

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

Pursuant to D.C. Code § 25-609, this letter conveys the comments and recommendations of the affected Advisory Neighborhood Commission, ANC 2B, regarding the alcoholic beverage license application of Skybox, LLC t/a Onyx Rooftop Lounge (ABRA-130390), located at 1813-1815 M Street NW within 2B05, within the Dupont Circle neighborhood.

The Commission submits these comments to ensure that the Board's review fully accounts for (1) the documented history of noise impacts at this exact location, (2) the zoning framework governing the Dupont Circle Mixed-Use area, and (3) significant new residential development immediately adjacent to the premises, which will further intensify the sensitivity of the surrounding area to noise and late-night activity. As such, our recommendation is for the Board to encourage the licensee to sign the settlement agreement as proposed by ANC 2B, and in the event they refuse to do so, issue a board order requiring the licensee to comply with the conditions in ANC 2B's proposed settlement agreement.

Onyx operates at the same address, physical location, and rooftop ("Summer Garden") previously occupied by Ozio Martini & Cigar Lounge, an establishment whose operations were the subject of extensive Board proceedings (Order Nos. 2014-315, 2014-366 et al.) and formal findings related to amplified music, rooftop noise, and disturbances to nearby residential properties including the Jefferson Row Condominium at 1830 Jefferson Pl NW, which was established in 2006. Those impacts were not speculative; they were established through testimony and evidence and resulted in Board-imposed conditions.

Since Onyx began operating at this site, the Commission and nearby residents have observed the same pattern of noise-related problems, including amplified music and late-night noise disturbances (§ 22-1321(d) and 20 DCMR § 2700.14) emanating from rooftop and outdoor areas. While the licensee has changed, the physical configuration of the building, its rooftop spaces, and its proximity to residential uses remain largely unchanged, and the underlying compatibility issues therefore persist. It is important to note that the licensee has also failed to resolve these issues in a Settlement Agreement after many months of efforts from ANC 2B.

The Onyx premises are located within the Dupont Circle Mixed-Use zoning framework, governed by Title 11, Subtitle G, Chapter 3 of the Zoning Regulations of 2016. These provisions apply to the MU-1/DC, MU-2/DC, MU-4/DC, MU-5A/DC, MU-6B/DC, MU-8B/DC, MU-9B/DC, and MU-10/DC zones and are expressly intended to provide heightened protections for the Dupont Circle area as a unique and predominantly residential resource.

The stated purposes of these zones include, among others:

- Preserving and enhancing Dupont Circle as a unique District resource;
- Enhancing and protecting residential uses, including light, air, privacy, and quiet;
- Preserving open gardens and backyard spaces, and the residential amenity they provide.

The zoning regulations further require that development and activity within these zones be compatible in scale, intensity, and character with surrounding residential uses. While zoning permits a mix of commercial and entertainment uses, it does not contemplate — nor excuse — operations that undermine residential livability or conflict with the explicit intent to protect quiet enjoyment in a mixed-use but residentially focused area.

Importantly, the zoning framework reflects a District policy judgment that Dupont Circle is not a generic commercial corridor, but an area where residential uses are integral and deserving of special protection. That policy context is directly relevant to the Board's analysis of peace, order, and quiet. In *Ozio*, the Board acted to protect residents of the Jefferson Row Condominium (1830 Jefferson Pl NW) from noise disturbance when the premises were located in a DC/C-3-C commercial zone; these protections must increase when the stated intent of the current Dupont Circle Mixed-Use Zone (MU-9B) is to enhance and protect residential uses.

The Commission also wishes to highlight a major new residential development immediately adjacent to the Onyx location. The historic Ring Building at 1200 18th Street NW, at the intersection of 18th and M Streets, is currently being converted by The Davis Companies into 166 residential units, with anticipated delivery in mid-2027.

This project will introduce a substantial number of new residents — including studios, one-bedroom, and two-bedroom apartments — approximately 15 feet from the Onyx premises. While the redevelopment also includes ground-floor retail, the primary use of the building will be residential, and residents will reasonably expect the protections afforded by both zoning policy and District law. If residents 100 feet away from Onyx are consistently disturbed by the noise that Onyx is making, how much more so for an apartment whose windows are only 15 feet away from Onyx.

This conversion reflects a broader District trend toward office-to-residential adaptive reuse, particularly in the Golden Triangle and Dupont Circle areas. As this transition accelerates, the compatibility of nightlife and entertainment uses with residential living becomes even more critical. Noise impacts that were problematic in the past will be magnified as additional residents move into immediate proximity.

ANC 2B believes it is essential that the Board view this application through the lens of the District's Housing in Downtown (HID) Program, administered by the Deputy Mayor for Planning and Economic Development. The HID Program is not aspirational or speculative—it is a funded, regulated, and actively implemented District policy designed to transform downtown and adjacent neighborhoods into true residential communities, supported by \$41M in tax abatements by FY28.

Through the HID Program, the District has committed to bringing 15,000 new residents downtown by 2028, primarily through office-to-residential conversions. This policy reflects the District's determination that long-term economic recovery depends on downtown being a place where people can live successfully and comfortably, not merely work during the day or visit at night.

The District has further recognized that residential growth downtown must be supported by predictable, livable conditions, including the ability for residents to sleep, work from home, and enjoy their homes without persistent late-night disturbances. In this context, the compatibility of nightlife establishments with nearby residential uses is no longer a peripheral issue—it is central to the success of District housing policy.

ANC 2B is also concerned about the compounding effects of the Summer Garden and Recorded Music endorsements currently requested by a cannabis retailer, the District Wellness Center (ABRA-127952, Growth & Wellness LLC) at 1815 M Street NW. Space for the outdoor consumption and smoking of cannabis 15 feet away from residential apartments, combined with amplified or recorded music presents a materially different and more intrusive impact than indoor retail operations, especially in a dense, mixed-use corridor with immediate residential adjacency. When layered onto the existing rooftop noise disturbances at the same address, these endorsements risk extending noise disturbances and the spread of cannabis smoke on the rooftop Summer Garden, reducing residents' ability to enjoy their homes, open windows, or sleep without disruption. In a neighborhood where the District is actively encouraging new residential occupancy through office-to-housing conversions, ANC 2B believes that adding another rooftop Summer Garden at this location significantly heightens the cumulative impact on peace, order, and quiet and warrants careful scrutiny and strict limitations, if permitted at all.

Given the documented history of noise disturbances at this address, the protective intent of the Dupont Circle Mixed-Use zoning regulations, and the impending increase in adjacent residential population, the Commission urges the Board to exercise heightened scrutiny in reviewing this application and in the event the licensee refuses sign the settlement agreement as proposed by ANC 2B, request a board order requiring the licensee to comply with the conditions in ANC 2B's proposed settlement agreement.

The Commission recommends, at a minimum, that any approval be conditioned on clear, enforceable, and meaningful operational limitations, including but not limited to:

- Onyx shall not generate amplified sounds that can be heard in a residence or dwelling;
- Onyx's entertainment hours in the Summer Garden shall cease at 10:00 p.m. seven days per week in order to prevent the pattern of consistent noise disturbances to residents;
- Onyx must keep its roof closed when it provides entertainment as defined by D.C.

Official Code § 25-101(21A);

These recommendations are not intended to prevent lawful business operations, but to ensure that such operations are compatible with the residential character the zoning regulations are expressly designed to protect.

These comments are submitted pursuant to § 25-609(a) and therefore warrant great weight. They are grounded in the Board's own history at this address, the governing zoning framework, and foreseeable future conditions in the immediate area. The Commission respectfully requests that the Board incorporate these considerations into its findings and any resulting order.

Thank you for your attention to this matter.

Alex Marshall (2B05) is the Commission's representative in this matter.

Transportation and Public Space Agenda

Streatery Design:

11178700: Mikko, 1636 R St NW (2B03; Main Streets)

Commissioner Rueckgauer moved to adopt the first resolution. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 7-1-0). Commissioner Sprowls moved to adopt the second resolution. There was no second. The passed resolution reads as follows:

WHEREAS, Mikko Nordic Fine Food ("Mikko") has applied for a Streatery Design Permit, Tracking #11178700, as part of the process to obtain a Streatery operating permit at 1636 R Street NW located in ANC 2B, Single Member District 2B03.

WHEREAS, the District Department of Transportation ("DDOT") previously mischaracterized Mikko's application as a "Streatery Block Permit" instead of a regular Streatery based on use of a non-metered space and other conflicting criteria and requiring Historic Dupont Circle Main Streets ("Main Streets") apply for the permit instead.

WHEREAS, it was subsequently learned that DDOT's instructions were incorrect, that instead of the unnecessary "Block Permit" a letter of support from the SMD Commissioner for use of a

residential versus metered parking space would suffice and which has been submitted to the Transportation Online Permitting System (“TOPS”).

WHEREAS, an objection was logged by Historic requesting visuals of the proposed streatory, which the applicant uploaded to TOPS on January 5, 2025 but which has not yet appeared in the list of the applicant’s submissions as of January 11, 2025.

WHEREAS, an objection noted in TOPS comes from Al Himes, Director of WMATA Bus Planning requesting a discussion; however there are no WMATA bus routes operating in the 1600 block R Street NW and should have no bearing upon Mikko’s application.

WHEREAS, ANC 2B has not received any public concerns or opposition to Mikko’s application.

THEREFORE, BE IT RESOLVED that ANC 2B supports the streatory design permit application by Mikko Nordic Fine Food as submitted.

BE IT FURTHER RESOLVED that ANC 2B requests the application by Mikko be granted any design waivers that may be sought in accordance with Act 26-233 (B26-0516).

BE IT FURTHER RESOLVED that ANC 2B requests the Public Space Committee approve Mikko’s Streatory permit.

Commissioners Jeffrey Rueckgauer (2B02@anc.dc.gov), Vincent Slatt (2B03@anc.dc.gov), and Zach Adams (2B08@anc.dc.gov) are the Commission’s representatives for this matter.

#11167172: Annie’s Paramount Steak House, 1609 17th St NW (2B04)

Commissioner Rueckgauer moved to adopt the first resolution. Commissioner Marshall seconded the motion. Commissioner Marshall moved to Call to Question. Commissioner Adams seconded the motion. The resolution was voted on and passed (VOTES: 7-1-0). Commissioner Sprowls moved to adopt the second resolution. There was no second. The resolution that passed reads as follows:

WHEREAS, Annie’s Paramount Steakhouse (“Annie’s”) has applied for a Streatory Design Permit, Tracking #11167172, as part of the process to obtain a Streatory operating permit at 1609 17th Street NW located in ANC 2B, Single Member District 2B04.

WHEREAS, Annie’s is a local family owned and operated restaurant that is a beloved member of the Dupont Circle community for nearly 80 years.

WHEREAS, Annie's has operated their Streatory without incident since the District launched the program during the pandemic.

WHEREAS, DDOT issued permanent Streatory regulations in 2024; however, implementation was delayed several times and finally took effect as of December 1, 2025, with termination of the emergency pandemic-era regulations on November 30, 2025.

WHEREAS, the seemingly inflexible "one-size-fits-all" nature of the permanent regulations, combined with the multiple implementation delays, created conflicting guidance from DDOT and confusion for applicants as to what conditions might be granted exceptions and approved by the Public Space Committee.

WHEREAS, at a Council Oversight Roundtable on November 6, 2025, DDOT Director Kershbaum advised current Streatory operators to get their applications under the new program in and they could continue operating them past the deadline; and offered assurances that DDOT staff would work with applicants to help address problems with applications.

WHEREAS, the Council passed emergency legislation effective December 19, 2025, specifically allowing the Public Space Committee to grant waivers for major design requirements identified by restaurants and ANCs as being insurmountable obstacles to approval:

- Minimum distance between streateries and curb cuts, driveways, alleys, and trees
- Prohibition on streatory enclosures or vertical support structures exceeding 42 inches (42") in height
- Maximum seating capacity

WHEREAS, Annie's design application has been flagged with objections by reviewers in DDOT's Transportation Online Permitting System ("TOPS") for the aforementioned conditions the legislation seeks flexibility for, with insistence that the design be made compliant not later than January 15, 2025.

WHEREAS, reducing seating from the existing 48 seats to 16, in addition to the added 1 foot (1') interior buffering requirement, would make it financially infeasible for Annie's to operate the Streatory.

WHEREAS, the clearance from the alley at the south end is impossible to achieve without a further reduction of capacity. 17th Street is one-way southbound so there is no conflict with

right-turns. The existing streatory has operated for over 5 years without incident, which indicates visibility for vehicles exiting the alley is not a significant factor.

WHEREAS, objections to the distance of the structure from the tree trunk and the clearance of the rooftop from the tree's canopy are unreasonable. A fixed roof and structure beside the tree and below tree branches does not pose a meaningful risk to the tree or its branches; constant movement of delivery trucks cause untold damage and harm to the District's street trees.

THEREFORE, BE IT RESOLVED that ANC 2B supports the streatory design permit application by Annie's Paramount Steakhouse as submitted.

BE IT FURTHER RESOLVED that ANC 2B requests the application by Annie's be granted all design waivers sought in accordance with Act 26-233 (B26-0516).

BE IT FURTHER RESOLVED that ANC 2B requests the Public Space Committee approve Annie's Streatory permit at its Thursday, February 12, 2026 hearing.

Commissioners Jeffrey Rueckgauer (2B02@anc.dc.gov), Lawrence Sprowls (2B04@anc.dc.gov), and Zach Adams (2B08@anc.dc.gov) are the Commission's representatives for this matter.

#11174630: Gemini, 1511 17th St NW (2B07)

Commissioner Franklin moved to adopt the resolution. Commissioner Adams seconded the motion. Commissioner Marshall moved to Call to Question. Commissioner Adams seconded the motion. The resolution was voted on and passed (VOTES: 7-1-0). Commissioner Sprowls moved to adopt the second resolution. There was no second. The resolution that passed reads as follows:

WHEREAS, Pizzett 824 Inc ("Gemini") has applied for a Streatory Design Permit, Tracking #11174630, as part of the process to obtain a Streatory operating permit at 1511 17th Street NW located in ANC 2B, Single Member District 2B07.

WHEREAS, the *existing* streatory structure at Gemini adheres closely in spirit and aesthetics to the new streatory regulations put forth by DDOT,

WHEREAS, the District Department of Transportation ("DDOT") specifically the Transportation Operations Administration ("TOA") reviewer, has noted that new concrete traffic barriers and railing requirements are not necessary here, due to the adjacent protected bike lane,

WHEREAS, the alley adjacent to this streatory is not a through alley, dead-ending instead into Stead Park, carrying very minimal vehicular traffic, and

WHEREAS, the existing structure is 17” to the protected bike lane and

WHEREAS, Gemini will be submitting additional architectural drawings representing this already existing structure to DDOT,

THEREFORE, BE IT RESOLVED that ANC 2B supports the streatory design permit application by Gemini.

BE IT FURTHER RESOLVED that ANC 2B requests the application by Gemini be granted any design waivers that may be sought in accordance with Act 26-233 (B26-0516), particularly with respect to traffic barriers, alley clearance, and bike lane buffer;

BE IT FURTHER RESOLVED that ANC 2B requests the Public Space Committee approve Gemini’s Streatory permit.

Commissioners Jeffrey Rueckgauer (2B02@anc.dc.gov), Libby Franklin (2B07@anc.dc.gov), and Zach Adams (2B08@anc.dc.gov) are the Commission’s representatives for this matter.

11175617: Dukes Grocery, 1513 17th St NW (2B07)

Commissioner Franklin moved to adopt the resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-1-0). Commissioner Sprowls moved to adopt the second resolution. There was no second. The resolution that passed reads as follows:

WHEREAS, Shoreditch Cooperative LLC (“Duke’s”) has applied for a Streatory Design Permit, Tracking #11175617, as part of the process to obtain a Streatory operating permit at 1513 17th Street NW located in ANC 2B, Single Member District 2B07.

WHEREAS, Duke’s has addressed the major neighborhood safety concern with its updated design application, increasing clearance with the crosswalk at Church Street to the required 10’ to enhance pedestrian and cyclist safety;

WHEREAS, applicant reviewers have provided conflicting information about revisions to the enclosure height (HPO vs DDOT);

WHEREAS, the District Department of Transportation (“DDOT,”) specifically the Transportation Operations Administration (“TOA”) reviewer, has noted that new concrete traffic barriers and railing requirements are not necessary here, due to the adjacent protected bike lane,

THEREFORE, BE IT RESOLVED that ANC 2B supports the streatory design permit application by Duke’s, provided they secure the required letter of support from the adjacent property at 1515 17th Street,

BE IT FURTHER RESOLVED that ANC 2B requests the application by Duke’s be granted any design waivers that may be sought in accordance with Act 26-233 (B26-0516).

BE IT FURTHER RESOLVED that ANC 2B requests the Public Space Committee approve Duke’s Streatory permit.

Commissioners Jeffrey Rueckgauer (2B02@anc.dc.gov), Libby Franklin (2B07@anc.dc.gov), and Zach Adams (2B08@anc.dc.gov) are the Commission’s representatives for this matter.

#11178718: Bar Charley - 1825 18th St NW (2B08)

Commissioner Adams moved to adopt the resolution. Commissioner Marshall seconded the motion. Commissioner Marshall moved to Call to Question. Commissioner Johnson seconded the motion. The resolution was voted on and passed (VOTES: 6-1-1). The resolution that passed reads as follows:

WHEREAS, Bar Charley (“Bar Charley”) has applied for a Streatory Design Permit, Tracking #11178718, as part of the process to obtain a Streatory operating permit at 1825 18th Street NW located in ANC 2B, Single Member District 2B08.

WHEREAS, the District Department of Transportation (“DDOT”) previously mischaracterized Bar Charley’s application as a “Streatory Block Permit” instead of a regular Streatory based on use of a non-metered space and other conflicting criteria and requiring Historic Dupont Circle Main Streets (“Main Streets”) apply for the permit instead.

WHEREAS, it was subsequently learned that DDOT’s instructions were incorrect, that the “Block Permit” was unnecessary and a Streatory Design Permit application would suffice.

WHEREAS, an objection was logged by Historic requesting visuals of the proposed streatory, which the applicant uploaded to TOPS on January 5, 2025 but which has not yet appeared in the list of the applicant’s submissions as of January 11, 2025.

WHEREAS, an objection was logged by DDOT's Transportation Operations Administration ("TOA") that the road location on 18th Street is classified a minor arterial and on the freight network, which will require jersey barrier protection rather than concrete blocks.

WHEREAS, ANC 2B has not received any public concerns or opposition to Bar Charley's application.

THEREFORE, BE IT RESOLVED that ANC 2B supports the streatory design permit application by Bar Charley, pursuant to incorporation of the requested jersey barrier protection.

BE IT FURTHER RESOLVED that ANC 2B requests the application by Bar Charley be granted any design waivers that may be sought in accordance with Act 26-233 (B26-0516).

BE IT FURTHER RESOLVED that ANC 2B requests the Public Space Committee approve Bar Charley's Streatory permit.

Commissioners Jeffrey Rueckgauer (2B02@anc.dc.gov) and Zach Adams (2B08@anc.dc.gov) are the Commission's representatives for this matter.

Resolution regarding a change to Rules and Regulations regarding pedestrian signals

Commissioner Johnson moved to adopt the resolution. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 7-0-1). The resolution reads as follows:

Whereas DC Law Title 18 Section 18-2302 defines the meaning of pedestrian signals and the requirement of pedestrians to follow such signals, and

Whereas this law makes it illegal for pedestrians to begin crossing the roadway after the onset of the flashing or steady "DON'T WALK" indication, and

Whereas the Federal Highway Administration mandates that the flashing upraised hand indication begin flashing to signal the pedestrian change interval such that a pedestrian moving at a very slow rate of 3.5 feet per second would have time to complete their crossing, and

Whereas most pedestrians are capable of walking at a speed greater than 3.5 feet per second and studies show the average walking speed is between 4.4 and 5.9 feet per second, and

Whereas most pedestrians have ample time to complete their crossing, even if they start after the onset of the flashing upraised hand, and

Whereas the introduction of countdown pedestrian signals allows pedestrians at intersections with that feature to know how many seconds remain for them to complete their crossing, and

Whereas the Federal Highway Administration made countdown pedestrian signals mandatory at all new or reconstructed pedestrian signals installed from 2011 on, and

Whereas the District of Columbia has installed countdown pedestrian signals at virtually every intersection with pedestrian signals in the District, and

Whereas forcing faster pedestrians to wait even though they have sufficient time to clear the intersection creates undue delay, discourages walking, discourages compliance with the pedestrian signals, and creates the setting for pretextual stops, and

Whereas multiple studies have determined that the introduction of countdown pedestrian signals generally *increases* the number of pedestrians entering the crosswalk during the flashing upraised hand, but *decreases* the number of pedestrians who are still in the crosswalk when the pedestrian phase ends,

Whereas a pedestrian entering on the flashing upraised hand places neither themselves nor any other roadway user in danger or at risk of delay, so long as they complete their crossing before the onset of the steady upraised hand, and

Whereas the Metropolitan Police Department has indicated that they actively ticket pedestrians who enter the crosswalk during the flashing upraised hand phase, even if the pedestrian may be able to complete their crossing, and

Whereas DC Code Title 18 explicitly defines pedestrian signals in terms of ONLY the words “WALK”, “WAIT”, and “DON’T WALK” and does not define the signals in terms of the graphic representations of “walking person” and “upraised hand”, and

Whereas since the 1978 edition of the Manual on Uniform Traffic Control Devices, graphic representations of “walking person” and “upraised hand” have been permitted in addition to the word message pedestrian signals, and

Whereas the Federal Highway Administration banned the installation of new pedestrian signals using word messages after January 17, 2001 and required all new or replaced pedestrian signals after that date to use the graphic representations of “walking person” to symbolize “WALK” and “upraised hand” to symbolize “DON’T WALK”, and

Whereas, over the past 24 years, the District Department of Transportation has replaced virtually every word-only pedestrian signal in the District with a graphic representation, and

Whereas, this makes the penalty for walking against the upraised hand, either flashing or steady, unenforceable.

Therefore be it resolved that ANC 2B encourages the Council of the District of Columbia to amend DC Code to remedy the listed issues by changing the law such that:

- The graphical representations accompanying the words “WALK”, “WAIT”, and “DON’T WALK” are defined in the code including the “walking person” and the “upraised hand”,
- Making it legal to start crossing during the flashing “DON’T WALK” or “upraised hand” indication so long as the crossing is completed prior to the countdown clock reaching zero,

Be it further resolved that ANC 2B discourages the Metropolitan Police Department from ticketing pedestrians starting during the flashing upraised hand indication, as this behavior does not put anyone at risk and resources are better spent on enforcing against actions that do have the potential to cause harm to other road users, and

Be it further resolved that ANC 2B encourages the District Department of Transportation to identify all locations where countdown pedestrian signals have not been installed and where pedestrian signals using word indications remain in place and make an effort to replace these signals as expeditiously as possible.

Commissioner Matt Johnson (2B06) is the Commission’s representative in this matter.

Land Use Agenda

HPA 26-82– Facade work at 1776 Massachusetts Avenue NW (2B05)

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

Advisory Neighborhood Commission 2B supports The Society for Science’s proposed facade work at 1776 Massachusetts Ave NW (HPA 26-82) as presented. The Commission finds the proposed facade modifications would be harmonious with both the Dupont Circle and Massachusetts Avenue Historic Districts.

HPA 26-83– Concept/rooftop screen porch at 1823 S Street NW (2B01)

Commissioner DeFrank moved to adopt the resolution. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 7-0-1). The resolution reads as follows:

The Commission supports this application.

Request from 1717 Massachusetts Avenue for a zoning change to allow full-time university use (2B05)

Commissioner Marshall moved to adopt resolution option 1. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 6-1-1).

2B01: Abstain
2B02: Yes
2B03: Abstain
2B04: Oppose
2B05: Yes
2B06: Yes
2B07: Yes
2B08: Yes
2B09: Yes

Commissioner Slatt moved to adopt resolution option 2. Commissioner Franklin seconded the motion, which was voted on and failed (VOTES: 1-5-3).

2B01: Oppose
2B02: Oppose
2B03: Yes
2B04: Oppose
2B05: Abstain
2B06: Oppose
2B07: Abstain
2B08: Oppose
2B09: Abstain

Commissioner Sprowls moved to adopt resolution option 3. Commissioner Marshall seconded the motion, which was voted on and failed (VOTES: 1-5-3).

2B01: Abstain
2B02: Oppose
2B03: Oppose
2B04: Yes
2B05: Abstain
2B06: Oppose
2B07: Oppose
2B08: Oppose
2B09: Abstain

The resolution that passed reads as follows:

ANC 2B (“the Commission) has reviewed ZC 25-19 submitted by Johns Hopkins University (JHU) requesting a modification to Zoning Adjustment Order No.16526 to remove a condition that restricts use of the building from being utilized during daytime use for university class use during the daytime and prohibits non-graduate classes. The Commission believes that the best use of this site is for housing, which is currently allowed by-right as it is zoned mixed use. This

location is particularly appropriate for housing as the building is surrounded to the north, east, and west by high-density residential buildings. The Commission recognizes that the District and Dupont Circle in particular has a housing shortage and sees this location as a strong candidate to increase the neighborhood's housing supply.

Members of the Commission have asked JHU to actively pursue residential conversion or replacement of the current building including by advertising the building's potential ability to qualify for tax abatement under the District's Housing in Downtown program.

The Commission notes that while JHU states that with the conversion of 1740 Massachusetts Ave to non-university use results "loss of one building in the neighborhood being used by a university." While the Commission is not concerned about the addition of another full-time university building, it notes that this analysis does not take into consideration other buildings that have been converted to university use in its vicinity including the University of Southern California Capital Campus at 1771 N St NW and Syracuse University at 1333 New Hampshire Ave NW.

The Commission decides not to support or oppose the application as presented but requests that Johns Hopkins or a future buyer of the site strongly consider at least a partial residential use. Should a university purchase the building, the Commission encourages that it uses a portion of the building or site for housing, similar to how the Indiana University is including student housing in their new building at 1619 Massachusetts Ave NW.

Commissioner Marshall (2B05@anc.dc.gov) and Commissioner Adams (2B05@anc.dc.gov) are the Commission's representatives in this matter.

Administrative Matters (20 min)

Approval of the ANC 2B's regular December 2025 meeting minutes

Commissioner Adams moved to adopt the December 2025 meeting minutes. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Approval of Executive Director Contract for 2026

Commissioner Adams moved to adopt the approval of the Executive Director Contract. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Committee Chair Elections

I. Transportation Committee

Commissioner Rueckgauer moved to nominate Commissioner Rueckgauer and Matt Johnson as ANC 2B's Co-Chair of the Transportation Committee. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 9-0-0).

II. Permitting Committee

Commissioner Marshall moved to nominate Commissioner Sprowls and Thompson as ANC 2B's 2026 Co-Chair of the Permitting Committee. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 9-0-0).

III. Committee of the Whole

Commissioner Adams moved to nominate Commissioner Adams and Marshall as ANC 2B's 2026 Chair of the Committee of the Whole. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 9-0-0).

Adjournment

Chair Adams adjourned the meeting at 8:25 pm.

/s/ Libby Franklin

Prepared by: Anna Noakes

Approved on: 2/11/2026

Attested by: */s/ Libby Franklin*