



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
**Advisory Neighborhood Commission 2E**

**Regular Meeting Minutes**

Tuesday, May 31, 2016; 6:30 p.m.

Georgetown Visitation School, Heritage Room – 1524 35th Street NW

**Call to Order**

Chair Ron Lewis called the meeting to order at 6:34 pm. Commissioners Ed Solomon (2E01), Ron Lewis (2E02), Jeff Jones (2E03), Bill Starrels (2E05), Tom Birch (2E06), and Monica Roache (2E07) were present.

**Approval of the Agenda**

Chair Lewis made a motion to adopt the agenda, which was adopted without objection.

Chair Lewis made a motion to adopt the minutes from the May 2, 2016 meeting, which were adopted without objection.

**Administrative Agenda**

**Public Safety and Police Report**

Lt. John Hofflinger, a Lieutenant for the U.S. Park Police, said that on the night of May 29th, a verbal and physical altercation occurred on a boat at Washington Harbor. He said that police responded to the scene when they heard gunshots and found the suspect at the scene. He added that the suspect was arrested and a firearm was recovered, and that no injuries or property damage had occurred.

Commissioner Roache asked Lt. Hofflinger how many officers had been assigned to the Washington Harbor area over the busy weekend. Lt. Hofflinger said that two officers had been assigned to the area on the night of May 29th when the incident occurred.

Lt. Gary Durand from the Metropolitan Police Department (MPD) said that he is going to be the new Lieutenant for police service area (PSA) 206. He said that violent crimes have recently decreased in PSA 206. He added that thefts from automobiles continue to be a problem in the neighborhood, and recommended that meeting attendees do not leave any valuables in their cars.

Commissioner Starrels recommended that MPD pay closer attention to the tour buses that park illegally on K Street near Washington Harbour.

Commissioner Solomon recommended that MPD pay closer attention to the crosswalks on Wisconsin Avenue NW in order to make sure that drivers are not speeding through them.

**Approval of the FY 2016 Quarter 2 Financial Report**

Commissioner Jones made a motion to approve the FY 2016 Quarter 2 financial report. Commissioner Birch seconded the motion, which was voted on and passed (VOTES: 6-0-0).

### Transportation Report

Commissioner Solomon said that Mayor Muriel Bowser, six DC Councilmembers, and DC Council Chairman Phil Mendelson recently sent an administrative petition to the Federal Aviation Administration (FAA) in support of the neighborhood's efforts to alleviate the airplane noise that is affecting communities along the Potomac River.

### Environmental Report

Commissioner Jones thanked Georgetown University officials for their work on the recent community cleanups and their annual spring donation drive.

### Community Comment

Chair Lewis gave an overview of the upcoming community meeting regarding Georgetown University's new campus plan. He added that the university and the community have worked together diligently toward improving conditions and community relations since the adoption of the university's current campus plan.

Jim Wilcox, a local resident, said that the Friends of Rose Park, the Citizens Association of Georgetown, and the and Georgetown Business Association will be co-sponsoring a free tennis clinic on Saturday, June 4th. He said that the clinic will be will led by the coach of the Washington Kastles tennis team.

### New Business

#### DC Water - Responses to Questions about DC Water's Assumptions Regarding Overflow Into the Potomac River and the Relation of Actual Overflow to DC Water's Proposed Remedies

Following a discussion with DC Water officials, Chair Lewis made a motion to adopt the proposed resolution regarding the matter. Commissioner Jones seconded the motion, which was voted on and passed (VOTES: 6-0-0). The resolution reads as follows:

After examining the reasoning used by DC Water for proposing extensive construction in Georgetown for "green infrastructure" ("GI") to address combined sewer overflows, ANC 2E has grave doubts about DC Water's assumptions, analysis and conclusions.

- DC Water proposes to undertake extensive GI construction in Georgetown to address supposed overflows into the Potomac - without basing the proposal on any real-world testing to determine the actual extent of overflows.
- Instead, DC Water is relying on theoretical modeling to determine theoretical overflows.

- Based on the theoretical overflows, DC Water is proposing that some 30 acres of public streets and alleys in Georgetown be subjected to extensive, expensive and disruptive reconstruction, risking installation of GI that may be both inconsistent with the historic character of the neighborhood and of questionable durability.
- Only now, however, when pressed for better information, has DC Water admitted that in fact it has tested overflows in Georgetown and that for the key Georgetown location, known as CSO 027, actual overflow is some five times less than what DC Water’s model predicted. The model predicted nearly 42 million gallons per year, but the actual overflow was far less, at 8 million gallons per year.

DC Water cannot responsibly go forward with widespread, disruptive and wasteful work based on assumptions that have been shown to be so wrong.

We call upon DC Water to halt its efforts to impose unjustified construction work and historic-preservation impacts on Georgetown based on grossly false assumptions. We will welcome a collegial effort with DC Water to consider all of the options based on the actual facts.

### **Zoning Agenda**

#### 2715 Pennsylvania Avenue NW - ZC No. 15-18

*This was an informational presentation and the Commission did not take any action regarding this matter. The applicant will return for a further presentation and review at the July 5, 2016 meeting.*

#### 3000 M Street NW - BZA No. 19297

Commission Starrels made a motion to adopt the proposed resolution regarding the matter. Commissioner Roache seconded the motion, which was voted on and passed (VOTES: 5-0-0). The resolution reads as follows:

ANC 2E does not object to the requested variances and special exceptions, provided that the conditions in the attached document are made part of a board order approving the variances and special exceptions, including the agreed upon reduction in the size of the roof-deck.

The conditions referred to in the resolution are the following:

- I. Use of Private Outdoor Space for Lounge/Restaurant Use
  - a. Private Outdoor Space is any privately owned space associated with the 3000 M Street, NW project (the “Project”) including but not limited to sidewalks, roof decks, side or back yards, patios, summer gardens, and balconies.
  - b. Regulation of Noise Impacts

- i. The Applicant shall not create any noise from live entertainment within the Project that can be heard outside of the Project.
- ii. There shall be no dumping of bottles between the hours of 10:00 p.m. and 7:00 a.m. for any uses located within the Project.
- iii. There shall be no amplified entertainment, including temporary speakers, and no special lighting associated with any private outdoor space operated by the Applicant unless specifically agreed to under a special provision by the ANC or CAG through the ABRA and/or BZA process.
- iv. The Applicant shall not allow any noise to be generated by a private outdoor space that can be heard from a point that is 149 feet to the north of the proposed private outdoor space, or a point that that is 60 feet to the south of the proposed private outdoor space, unless specifically agreed to under a special provision by the ANC or CAG through the ABRA process.
- v. The Applicant shall not allow any noise to be generated in a private outdoor space related to the operation of the Project that can be heard inside a nearby residence.
- vi. There shall be no amplified entertainment located within the Project that produces bass that can be heard or felt in any nearby residential property.
- vii. The Applicant shall hire an acoustical engineer to address the potential noise impacts from the use of the private outdoor space. The acoustical engineer shall provide the Applicant and members of the community with advice regarding appropriate measures that may need to be taken to ensure that the use of the private outdoor space does not create any adverse impacts on surrounding residences.
- viii. No plastic furniture shall be permitted to be used in any of the private outdoor spaces.

II. Transportation Demand Management. The Applicant's Transportation Demand Management plan shall include the following components:

- a. Designate a member of the property management team as a Transportation Management Coordinator (TMC). Specific duties of the TMC shall include:
  - i. Serving as the worksite coordinator between transportation providers and the management of the hotel and its employees;
  - ii. Serving as the central source of commute information and assistance to hotel employees;
  - iii. Preparing and distributing material on commute options, including rideshare, bikeshare and transportation access information to the hotel;

- iv. Ensuring that transportation orientation information is presented to new employees;
  - v. Offering daily Capital Bikeshare passes to hotel guests;
  - vi. Unbundling parking costs from the cost of hotel rooms; and
  - vii. Monitoring the TDM plan and helping to implement new strategies as required.
- b. Provide a transportation information screen (such as TransitScreen or other similar product) in a common, shared space in the building that will show real-time availability information for nearby trains, buses, and other transportation alternatives.
  - c. Provide at least 16 secured, covered bicycle parking spaces within the building with associated locker rooms and showers. The Applicant shall install 10 DDOT standard bicycle parking racks (providing 20 short-term bicycle parking spaces) in public space near the building's entrance, the latter subject to approval by public space officials. The Applicant shall work with public space officials to ensure that the placement of the bicycle racks does not cause pedestrian conflicts along 30<sup>th</sup> Street.
  - d. A WMATA SmarTrip card, preloaded with \$20, shall be provided to all new employees of the hotel and retail establishments.

III. Loading Management Plan. The Applicant's Loading Management Plan shall include the following components:

- a. The Applicant shall designate a loading management coordinator to coordinate all loading activities associated with the project. The loading management coordinator will be on duty during all delivery hours noted below.
- b. The Applicant shall require all retail tenants and the hotel to schedule deliveries that utilize the loading dock (defined as any loading operation conducted using a truck 20 feet in length or larger) with the loading management coordinator. If the retail tenant includes a restaurant or food store of greater than 10,000 square feet, the Applicant shall require that such tenant designate its own loading manager to coordinate with the project's loading management coordinator.
- c. The loading management coordinator shall schedule deliveries so that deliveries do not exceed the dock's capacity. In the event that an unscheduled delivery vehicle arrives when the dock is full, the driver shall be directed to return at a later time when a delivery space is available so as not to impede the 30th Street roadway that passes in front of the loading dock.

- d. The loading management coordinator shall monitor inbound and outbound truck maneuvers and shall ensure that trucks accessing the loading dock do not block vehicular traffic from accessing 30th Street or adjacent driveways except during those times when a truck is actively entering or exiting a loading berth.
  - e. The loading dock shall be open seven days a week. The potential overlap of service vehicle traffic with 30th Street traffic shall be monitored at all times, and management measures shall be taken if necessary to reduce conflicts between truck, vehicular, and pedestrian movements.
  - f. Trucks using the loading dock shall not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to 20 DCMR Chapter 9, Section 900 (engine idling), regulations set forth in DDOT's Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System. The loading management coordinator shall also distribute flyers and other written materials, such as DDOT's Freight Management and Commercial Vehicle Operations document to drivers, as needed, to encourage compliance with idling laws.
  - g. The loading management coordinator shall be responsible for providing suggested truck routing maps to the building's tenants and to drivers for delivery services that frequently use the loading dock. The loading management coordinator shall also post these documents in a prominent location within the service area.
  - h. The loading management coordinator shall coordinate with the community quarterly to discuss any specific issues regarding the loading dock or loading operations.
  - i. The loading management coordinator shall ensure that bicycle access to the service elevator remains available at all times and is not blocked by trucks or delivery vehicles.
- IV. Trash Operations. The Applicant shall require that all trash operations will be conducted in accordance with the following conditions:
- a. All hotel trash shall be collected and compacted in a trash room that is adjacent to the loading area. All trash from the retail/restaurant uses shall be collected and compacted in a trash room located in the basement of the Project. Noise associated with collection and compaction from trash shall not be audible outside the building.
  - b. Building personnel shall wheel all dumpsters up to the loading dock, and will utilize the car elevator as necessary, for trash servicing.
  - c. The dumpsters shall be picked up by a rear-end loading style truck.
  - d. Trash pickups shall not be made between the hours of 9:00 PM and 7:00 AM.

V. Miscellaneous.

- a. The Applicant shall work with ANC 2E, the Citizens Association of Georgetown, the Georgetown Business Improvement District, and members of the community to engage the District Department of Transportation in discussions to allow for two-way traffic on the portion of 30th Street, N.W. that is located north of the entrance to the loading area and the parking garage elevator.
- b. The Applicant has noted that there are five existing parking facilities within 600 feet of the property that include over 1,000 parking spaces and that those facilities are on average only 80% occupied. The Applicant shall work with those facilities to allow for the use of those unoccupied spaces by the hotel, when the operator of the hotel expects periods of peak parking demand.

3299 M Street NW - BZA No. 19299

Chair Lewis made a motion to adopt the proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 5-0-0). The resolution reads as follows:

ANC 2E does not object to the application for a special exception for 3299 M Street NW, provided that the conditions in the attached document are made part of a board order approving the special exception.

3420 P Street NW - BZA No. 19259

Commissioner Jones made a motion to adopt the proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 4-0-0, Commissioners Lewis not participating in the discussion or the vote). The resolution reads as follows:

After reviewing the plans and other materials presented by the Applicant, ANC 2E is of the opinion that the proposed addition would not:

1. Unduly affect light and air available to neighboring properties;
2. Unduly compromise the privacy and use and enjoyment of neighboring properties; or
3. Substantially visually intrude upon the character, scale and pattern of houses fronting on the 3400 block of P Street, NW

Therefore, ANC 2E recommends that the special exception relief requested by the applicant be granted by the Board of Zoning Adjustment.

**Old Georgetown Board Agenda**

3800 Reservoir Road NW - OG 16-110

Chair Lewis made a motion to adopt the proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 5-0-0). The resolution reads as follows:

ANC 2E remains opposed to the driveway ramps previously (and again) proposed by MedStar that would occupy a central part of what should be a visually inviting, student- and pedestrian- friendly open space.

MedStar now, however, has proposed an alternative – a smaller garage entrance with a shorter, double ramp located by the north façade of the St. Mary’s building. While perhaps not ideal, we believe this is a far better solution than the original proposal, and we are supportive of a ramp as proposed in this location.

1819 35th Street NW - OG 16-228

*The Commission moved this matter to the “No Review” agenda.*

1338 Wisconsin Avenue NW - OG 16-231

*The Commission moved this matter to the “No Review” agenda.*

1029 31st Street NW - OG 16-240

Commissioner Starrels made a motion to adopt the proposed resolution regarding the matter. Commissioner Solomon seconded the motion, which was voted on and passed (VOTES: 4-0-0). The resolution reads as follows:

ANC 2E objects to the concept as proposed for 1029 31st Street NW. This row of similar two-story houses dates back to approximately 1900 and has significant historic value to this area of Georgetown. A third floor addition to any of these structures is out of keeping with the immediate neighborhood and the historic value of these houses and should not be allowed. We also believe that the proposed rear addition is disproportionately large in comparison to the size of the house.

3000 K Street NW - OG 16-239

Chair Lewis made a motion to adopt the proposed resolution regarding the matter. Commissioner Roache seconded the motion, which was voted on and passed (VOTES: 4-0-0). The resolution reads as follows:

ANC 2E appreciates the efforts to reconfigure the terrace space, but we cannot support the proposed sculpture, as we believe that it is out of scale and inappropriate for this location, particularly as the location functions as something of a gateway at the Georgetown riverfront.

We support the concept of reorienting the entrance to the restaurant.

3060 M Street NW - OG 16-221

Chair Lewis made a motion to adopt the proposed resolution regarding the matter. Commissioner Starrels seconded the motion, which was voted on and passed (VOTES: 4-0-0). The resolution reads as follows:

We recommend that only the street-level sign of the two proposed signs be approved. We also urge a close review by the Board of the proposed lanterns.

3265 M Street NW - OG 16-216

*The Commission moved this matter to the "No Review" agenda.*

3240 Prospect Street NW - OG 16-248

Commissioner Starrels made a motion to adopt the proposed resolution regarding the matter. Chair Lewis seconded the motion, which was voted on and passed (VOTES: 4-0-0). The resolution reads as follows:

We appreciate the concept as presented at 3240 Prospect Street NW, but we have concerns about the visual impacts of the third story from Prospect Street and especially from the Potomac Street alley. We note the importance of keeping the integrity of these historic buildings consistent with the scale of the neighborhood.

1071 Thomas Jefferson Street NW - OG 16-202

Commissioner Starrels made a motion to adopt the proposed resolution regarding the matter. Chair Lewis seconded the motion, which was voted on and passed (VOTES: 4-0-0). The resolution reads as follows:

ANC 2E has no objection to the blade sign but objects to the awnings because they do not fit with this block of Georgetown and the view to and from the C&O Canal.

**Adjournment**

Chair Lewis adjourned the meeting at 9:48 pm.