

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PUBLIC SPACE COMMITTEE



PUBLIC SPACE COMMITTEE HEARING

Virtual Meeting Minutes

Thursday, March 25, 2021 at 09:00 AM

Attendees:

Matthew Marcou, Chairman
Elliott Garrett, Executive Secretary
Anna Chamberlin, PSD – Member
Alma Candelaria, EOM – Member
Saima Dar, DCRA – Member
Chris Shaheen, OP – Member
Catrina Felder, DDOT – Coordinator
Kisha Allen, DDOT – Technician

*The introduction and ground rules were done by Elliott Garrett at 9:03 am – 9:08 am
The PSC Virtual meeting was called to order by Matthew Marcou at 9:09 am.*

***9:10 am – 9:16 am – All applications on the Consent agenda were Approved as Submitted
Vote: 5 to 0***

Consent Agenda

- 1) ANC 4C01 - **5816 GEORGIA AVENUE NW** - Permittee: PETRA Development LLC - Owner: - Landscaping: Tree Planting, Tree Removal, Tree Space (Stormwater Mgmt), Paving: Curb & Gutter(s), Driveway(s) Close Existing, Sidewalk(s), Projections: Bay Window(s), Canopy # 335121
- 2) ANC 4C01 - **5301 13TH STREET NW** - Permittee: JERRY LEVINE - Owner: MICHAEL K BROWNLIE - Fixture: Fence to 42" (Open w/Brick Piers), Paving: Driveway(s) Close Existing # 362149
- 3) ANC 2F06 - **1318 9TH STREET NW** - Permittee: Catarina Ferreira - Owner: 1318 9th St NW LLC - Projections: Show Window(s) (commercial) # 366794
- 4) - **PENNSYLVANIA AVENUE NW AND I STREET NW** - Permittee: Golden Triangle BID - Owner: Karyn Miller - Fixture: Street Fixture or Furniture (Exception) # 365641
- 5) ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C07,07,07,07,07 - **444 WOODCREST DRIVE SE,446 WOODCREST DRIVE SE,448 WOODCREST DRIVE SE,450 WOODCREST DRIVE SE,452 WOODCREST DRIVE SE** - Permittee: Will Teass - Owner: WOODCREST CONDOMINUMS VII LLC WOODCREST CONDOMINUMS VII LLC - Paving: Driveway(s) New -Residential, Sidewalk(s) # 363748
- 6) ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C07,07,07,07,07,07,07,07,07 - **426 WOODCREST DRIVE SE,428 WOODCREST DRIVE SE,430 WOODCREST DRIVE SE,432 WOODCREST DRIVE SE,434 WOODCREST DRIVE SE,436 WOODCREST DRIVE SE,438 WOODCREST DRIVE SE,440 WOODCREST DRIVE SE,442 WOODCREST DRIVE SE** - Permittee: Will Teass - Owner: WOODCREST CONDOMINUMS VII LLC WOODCREST CONDOMINUMS VII LLC -

Paving: Driveway(s) New -Residential, Sidewalk(s) # 363754

- 7) ANC 6E07 - **300 K STREET NW** - Permittee: Bob Knopf - Owner: Bob Knopf - Fixture: Bike Rack(s): DDOT Standard, Bike Share Station, Landscaping: New Tree Space(s), Tree Fence(s), Tree Planting, Tree Removal, Over Head Work: Streetlight(s) Installation, Paving: Sidewalk(s), Projections: Balcony, Bay Window(s), Canopy # 364590
- 8) ANC 6C03 - **732 MARYLAND AVENUE NE** - New Sidewalk Cafe Un-Enclosed - Permittee: Uncle Kenny's Smoke House Inc - Uncle Kenny's Smoke House Inc # 10836219
- 9) ANC 6C06 - **111 K STREET NE** - New Sidewalk Cafe Un-Enclosed - Permittee: charles paret - charles paret # 10836858
- 10) ANC 2E03 - **3123 DUMBARTON STREET NW** - Permittee: Val Hawkins - Owner: Val Hawkins - Paving:) Driveway(s) Close Existing, Driveway(s) New -Residential # 366081
- 11) ANC 2D01 - **2323 TRACY PLACE NW** - Permittee: ALTA DEVELOPMENT LLC - Owner: SASSAN) KIMIAMI - Paving: Driveway(s) New -Residential # 366136
- 12) ANC 4A01 - **7031 16TH STREET NW** - Permittee: Dexter Gaines - Owner: Kevin Hanley - Paving: Curb &) Gutter(s), Driveway(s) Repair or Replace, Leadwalk Repair/Replace Existing, Projections: Stoop & Steps # 366425
- 13) ANC 6E05 - **476 K STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: TOM MCDOWELL - TOM) MCDOWELL # 10829124
- 14) ANC 1A01 - **3500 14TH STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Mohammed Almasry -) Mohammed Almasry # 10825653

General Agenda

Group A

9:20 am - 9:27 am **Tabled**

Vote: 5 to 0

To allow the applicant to work with staff before returning to the PSC.

- 1) ANC 3D05 - **5100 MACARTHUR BOULEVARD NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Omar Masroor - Omar Masroor # 10816181
Discussion: Ms. Sophia Masroor presented the application. She stated that they have several objections; however, no revised drawings have been uploaded into the TOPS database. She also stated that she has hired an architect to submit the drawings with the revisions that the reviewers have on record. OP stated that their review comments are in TOPS with design revisions. Mr. Shaheen stated that the applicant can meet with staff to assist the applicant on the design before returning to the PSC. Mr. Marcou noted that the café can't operated right now due to the pandemic however, she will be able to use the table servicing permit.

9:28 am – 10:55 am **Tabled**

Vote: 5 to 0

The Executive Secretary will forward a letter to inform to Enforcement regarding the operation without a permit. Also, a contact person from DDOT will be referred to the applicant.

- 2) - **1900 - 1999 BLOCK OF G STREET NW** - Intercity Bus - Permittee: FlixBus, Inc. - # 10800072
Discussion: Ms. Francine La Brecque presented the application. This application was heard a couple of months ago, and the operating plan has not been able to secure and the applicant has been operating since then. The hours of operations letter from IMF was not provided because the bike lanes were installed, and they wouldn't provide a letter of agreement. The applicant is working with the ANC to resolve this issue. The PSC declined the operation until the operational elements had an operational agreement with the applicant and IMF. The applicant stated that they began operations right after the September PSC meeting (approx. November 1, 2020). Chairman Marcou asked "why did you start operations without PSC approval"? The applicant stated that it was a business decision to continue operating because they were operating before a permit was issued. The applicant also stated that they are working with the ANC to locate an different location

9:43 am -

Tabled – Concept Design

Vote: 5 to 0

1. *To allow the applicant to upload the revised plans that show the overall width of the proposed curb cuts and the need to narrow width of curb cuts to the greatest extent possible (at the Hospital entrance and WAMTA entrances)*
2. *Auto turn analysis should be provided to reviewers for their review*
3. *The applicant will redefine the design and come back before the PSC for review and approval.*
4. *The reviewers will state why the recommendation for the roadway style vs driveways was given to the applicant.*
5. *The steps are not indicated as part of this application. DCRA reviews/approves Code Modification applications (new buildings) and the applicant needs to apply with DCRA.*

3)

ANC 8C03 - **2700 MARTIN LUTHER KING JR AVENUE SE** - Permittee: Department of General Services - Owner: - Paving: Curb & Gutter(s), Driveway(s) New -Residential # 363165

Discussion: Ali Sheikhabaei and Mr. Stadinger presented this application. They have several other phases to this project at St. Elizabeth campus. The 13th Street curb cuts are pending the PSC approval. The PSC approved four curb cuts previously at the December PSC meeting. Mr. Marcou stated that the stairs will not be part of this application (will require a code modification). The curb cut that has the pedestrian refuge needs to be narrowed at 13th Street per Ms. Chamberlin statement to the applicant. The applicant stated that the ADA ramps were added at DDOT staff's requests and will also have high visibility crosswalk marking (on 13th Street side). Curb Cut Item #1- WMATA and DC Water driveway – min. the space used for vehicle access (24' may be excess per Chairman Marcou). This curb cut also leads to a dead end per the applicant.

Curb Cut Item #2 & #3 –Entry and Exit to parking garage – Intersection of Cherry Street and Oak Street.

Applicant states that this is an exit only and primarily a drop off area. OP stated that 36' seems to be excessively wide at this location. The applicant stated that Aaron Zimmerman made the comment to turn this into a roadway style vs a driveway.

Curb Cut #4 – Loading dock / Hospital entry area - All truck traffic and loading dock traffic will be using this location. The applicant is requesting a 15' turn radius at this location. The applicant stated that he needs more than 51'' driveway entrance. Minimizing to a 40' wide like the curb cut design on Pecan Street is acceptable per the applicant.

Curb cut #5 – Aligned with the Hospital entrance. Proposing 24' curb cut with mixed use with significant traffic.

- 4) ANC 7F01 - **3924 MINNESOTA AVENUE NE** - Permittee: Cedar Senator Square LLC Cedar Senator LLC - Owner: Cedar Senator Square LLC Cedar Senator LLC - Paving: Driveway(s) Close Existing, Roadway(s) # 366020

Applicant requested a postponement

10:58 am – 11:08 am **Approved with Conditions**

Vote: 5 to 0

1. **Plans that UFD approved be upload.**
2. **IPMA/Storm Water conditions are met.**

- 5) ANC 7E, ANC 7E06,06 - **5308 E STREET SE,5310 E STREET SE** - Permittee: mihai psederski - Owner: mihai psederski - Paving: Driveway (s) New -Residential # 363676
Discussion: Mr. Psederski presented the application. He is proposing to build two town houses on an existing vacant lot. UFD has indicated that two Heritage Trees must be protected. The applicant stated that he has emails of the approval and will need to upload them into TOPS system. IPMA/Storm Water has revisions that the applicant will need to address as well regarding the discharge.

11:09 am – 11:26 am **Approved with Conditions**

Vote: 5 to 0

1. **Reduce location B sign with name plate sign no greater than 6 square feet and no greater in height to forty-two inches**
2. **Reduce both signs to no greater than forty-two inches in heights.**
3. **Revised plan be reviewed by OP and PSD.**

- 6) ANC 8E05 - **1310 SOUTHERN AVENUE SE** - Permittee: Nicole Shehan - Owner: United Medical Center Monument Signage - Fixture: Sign-Free Standing # 357849
Discussion: Nicole Sheham presented the application. The signs being proposed for sign location B have a site line issue for vehicles at the curb cut. The applicant will be using the existing steel post on the new sign installations. OP asked for the total square footages for all the signs. The applicant responded by saying that each sign is less than 20 sq. feet per sign. Chris Shaheen also stated that the six feet height was awfully high. The applicant stated that this sign appears to be shorter for Location A proposed sign. The sign shouldn't exceed forty square feet and the height should be limited to forty-two inches per Chris Shaheen. The applicant agreed to lower the height of the fence to location B.

1:50 pm – 1:51 pm **Denied**

Vote: 5 to 0

The applicant failed to appear at the PSC meeting on three separate dates.

- 7) ANC 5B04 - **2701 12TH STREET NE** - Permittee: KILLETTE and ASSOCIATES - Owner: KILLETTE and ASSOCIATES - Fixture: Trash Receptacle(s) (Exception) # 363215
Discussion:
This was the third time that this application was scheduled to be heard.

Group B

11:27 am

- 8) **.. - 11 - 99 BLOCK OF KENNEDY STREET NW,5400 - 5499 BLOCK OF 1ST PLACE NW** - Permittee: THE COMMUNITY PARTNERSHIP FOR THE PREVENTION OF HOMELESSNESS - Owner: THE COMMUNITY PARTNERSHIP FOR THE PREVENTION OF HOMELESSNESS - Excavation: Vault(s) L'XW', Fixture: Bench(es), Landscaping: Stormwater Mgmt (Exception Serve Private), Paving: Sidewalk(s), Projections: ADA Ramp, Areaway Entrance, Balcony, Bay Window(s), Canopy, Show Window(s) (commercial), Stoop & Steps # 366436
Applicant requested a postponement

11:30 am – 11:37 am

Approve with the Condition **Vote: 5 to 0**

1. **Remove the bollard from the type descriptive in TOPS and add stairs to application**
2. **Upload the ANC Resolution to TOPS**

- 9) - **M STREET NW AND 25TH STREET NW** - Permittee: HSRE-CAPMED LLC C/O AVIS YOUNG-WASHINGTON LLC - Owner: HSRE-CAPMED LLC C/O AVIS YOUNG-WASHINGTON LLC - Fixture: Bollard(s) (Exception), Hand Rail (36" high for ADA, 30"-42" high other), Paving: ADA Curb Ramp, Leadwalk Repair/Replace Existing, Sidewalk(s) # 364686
Discussion: Keith Switzer and Ms. Lee presented the application. They are renovating the façade and installing stairs and handrails. The bollard is not in the public space per the applicant. The applicant needs to remove the bollard from his application.

11:43 am – 12:04 pm **Tabled the Application**

Vote: 5 to 0

To allow the applicant to complete the following conditions:

- 1. The applicant must file a Covenant of Maintenance for this application (for non-standard conduits from both properties).**
 - 2. The applicant must upload a provide copies of all electrical permit from DCRA - Building Permit Office.**
 - 3. The applicant needs to write a letter stating that they are prepared to pay rent. The property that is north property (Church-located at 3985 Massachusetts Avenue SE and 3540 Alabama Avenue, SE) will be paying rent.**
- 10 **ANC 7B07 - 3985 MASSACHUSETTS AVENUE SE** - Permittee: Groundswell Inc. - Owner: Groundswell Inc. - Excavation: Electric ML Conduit (Trench) # 334489
Discussion: Sean Stincheomo presented the application. The bore was done and then the applicant was fined, and the customer hadn't paid the violation; at this point the applicant is trying to find out if everything is right. An inspector in the field approved this scope of work per the applicant but didn't have anything in writing to show that the work was approved. The work was done in the public space without a permit. The Chairman notified the applicant that there are a lot of questions that would have been asked if the applicant would have gotten this work permitted before the work was started. The applicant stated that he's reached out to the church regarding a Covenant of Maintenance and they are aware that they will be paying annual rent. The DCRA representative asked if a DCRA permit was obtained? The applicant stated that they received an Electrical permit from DCRA and for the Solar array. The Chairman stated we need a copy of a building permit from DCRA and two Covenants from both property owners. The applicant stated that the conduit is currently operational. DCRA representative stated that they were approved for a Solar installation to the building and wanted the applicant to verify that approval.

1:03 pm – 1:22 pm

Tabled

Vote: 5 to 0

- 1. To allow for conversation related to the unpaved sections (rear public green alley) of the alley and streetlight plan to be reviewed by Streetlight and PSD before returning to the PSC for review and approval.**
- 11 **ANC 8C05 - 17 MISSISSIPPI AVENUE SE** - Permittee: 17 Mississippi Owner LLC - Owner: 17 Mississippi Owner LLC - Fixture: Bike Rack(s): DDOT Standard, Fence to 42" (Open Design), Landscaping: Tree Planting, Paving: Alley(s), Alley(s) (porous/pervious), Curb & Gutter(s), Leadwalk Only, Leadwalk w/Steps, Sidewalk(s), Projections: Canopy # 364966
Discussion: Joseph Iwaskiw presented the application. The applicant uploaded the Streetlight plan with two poles. Chairman Marcou recommended that a curb cut needs to be installed off Mississippi Avenue side of this project. The applicant stated that they are no longer proposing a curb cut. The applicant will be improving the (c-shaped) alley. The applicant will be paving the portion to the east that is defined on the plans. The Streetlights and paving in the rear need to be reviewed and approved by the applicant. The Chairman stated that he would be placing a "hold for corrections" with DCRA until the alley improvements have been reviewed and approved. The applicant stated that the rest of the alley is still in the unpaved condition and that it is not part of this application.

12:08 pm – 12:32 pm

Approved with Conditions

Vote: 5 to 0

1. IPMA/Storm Water revisions must review and approved prior to issuance.

- 12** ANC 5C05 - **1601 W STREET NE** - Permittee: Alphatec PC - Owner: - Fixture: Curbside Signage, Landscaping: New Tree Space(s), Tree Planting, Tree Space (Stormwater Mgmt), Paving: Curb & Gutter(s), Driveway(s) New- Commercial, Public Parking Area Commercial, Sidewalk(s) # 363698
Discussion: James with ATM presented the application. The applicant stated that they are awaiting to submit the Covenant of Maintenance agreement only. This application had a Preliminary Design Review Meeting, PDRM previously. All the public right-of-way is being redone per the PDRM. Private: three story office facility, bus washing stations, etc. and the Public space Improvements: various streetscape improvements and entry ways. The swinging gates will be mandated by the booth operators and the two exit gates will closed and the guard will operate for exiting vehicles per applicant. The Chairman recommends that they use a sliding gate vs a swing gate.

12:37 pm – 1:02 pm

Approved with Modifications

Vote: 5 to 0

1. Revise design of sloped walkway and retaining wall to eliminate the need for additional fencing in public space along the top of the areaway wall.

- 13** ANC 2F01 - **1420 R STREET NW** - Permittee: DC HOUSING AUTHORITY - Owner: DC HOUSING AUTHORITY - Fixture: Fence to 42" (Open Design), Hand Rail (36" high for ADA, 30"-42" high other), Retaining Wall to 42", Landscaping: Tree Planting, Projections: Areaway Entrance, Balcony, Bay Window(s), Stoop & Steps # 364600
Discussion: David Fontana and John O'hara presented the application. The areaway exceeds the 6' maximum width of the areaway projection to provide access to the property. The applicant stated that there are no lifts or elevators and they are providing an entrance way. Mr. Huska stated that the retaining wall is going to be more than nineteen inches high. The existing grade is not being changed in anyway per the applicant. OP asked what the height of the retaining wall in public space? The applicant stated that the height is twenty-four inches in height. Chris Shaheen asked if the wall could be pulled back some and the applicant stated that he'd have to check to see what the drop would be, and he will get back to PSC with calculations. The calculations were worked out during the PSC meeting. Where the wall is crossing the public space, the fencing could be reduced per Chris Shaheen. There is a discrepancy in the plans with regards to the dimensions and the fencing could be removed possibly per the applicant. Chris Shaheen recommended to eliminate the fencing as much as possible and the applicant stated that they could shift the fence and reduce the height of the fence to forty-two inches.

1:23 pm – 1:48 pm

Approved with Conditions

Vote: 5 to 0

- 1. The curb cuts on Woodcrest Drive be removed.**
- 2. All fencing must comply with DDOT design regulations and be fifty percent open. The fencing will also need to be applied for if the applicant chooses to install fencing**

- 14** ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C,ANC 8C07,07,07,07,07,07 - **462 WOODCREST DRIVE SE,464 WOODCREST DRIVE SE, 466 WOODCREST DRIVE SE,468 WOODCREST DRIVE SE,470 WOODCREST DRIVE SE,472 WOODCREST DRIVE SE** - Permittee: Will Teass - Owner: WOODCREST CONDOMINUMS VII LLC WOODCREST CONDOMINUMS VII LLC - Paving: Driveway(s) New - Residential, Sidewalk(s) # 363746
Discussion: Will Teass is presenting the application. The applicant was before the PSC on last month; however, this south side of the lot on this application has been discussion about the curb cut, to clarify some of the reviewer's comments. The applicant has revised the plans, but they are not uploaded into TOPS. The revisions include the dimensions that were requested by reviewers. Anna Chamberlin asked why the curb cut couldn't be combined? The applicant stated that each lot has two units with two garage spaces. Anna asked if both were required by Zoning and the applicant stated that only one is required. The two-curb cut at 466

Woodcrest Drive serve three garage spaces. The applicant stated that he inherited the design from the previous designer. Chris Shaheen stated that there is also space at the rear of the building for this curb cut and it wouldn't be in the building restriction line. Anna Chamberlin asked the applicant where are they proposing to install the fence? The back of the sidewalk along the fence line adjacent to the sidewalk per the applicant. Anna Chamberlin stated that because there would be no greenspace between the fencing and the sidewalk, she couldn't support the fencing. Mr. Marcou asked if the street tree would be being removed and the applicant stated that the street tree would not be removed.

Mississippi Avenue is a park land and its not typical to have homes backing up to a Avenue per Chris Shaheen and he asked the applicant for clarity.

Chairman Marcou adjourned the PSC virtual meeting at 1:53 pm