

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
PUBLIC SPACE COMMITTEE**



PUBLIC SPACE COMMITTEE HEARING

Meeting Minutes

1100 4th Street SW, 2nd Floor

Thursday, November 14, 2019 at 09:00 AM

Attendance: Matthew Marcou, Elliott Garrett, Jonathan Rogers, Chris Shaheen, Andrew Wiley, Lucky Barbieri, Catrina Felder and Kisha Allen

The meeting was called to order at 9:19 am by Matthew Marcou.

Consent Agenda

9:23 am – 9:27 am All Consent application were approved Vote: 5 to 0

- 1) ANC 5C04 - **3101 AMES PLACE NE** - Permittee: DC Water - Owner: DC Water - Landscaping: New Tree Space(s), Tree Planting, Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Leadwalk Only, Mill and Overlay, Sidewalk(s) # 328507
- 2) ANC 2B09 - **1519 SWANN STREET NW** - Permittee: Zach Fisher - Owner: Zach Fisher - Fixture: Planter Box on Sidewalk (Exception) # 336693
- 3) ANC 2B02 - **2153 P STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Thavorn Larpisal - Thavorn Larpisal # 10731622
- 4) ANC 7C05 - **217 57TH STREET NE, 220 57TH PLACE NE, 222 57TH PLACE NE, 224 57TH PLACE NE** - Permittee: District Properties - Owner: District Properties - Landscaping: Tree Planting, Tree Removal, Paving: Curb & Gutter(s), Driveway(s) New -Residential, Leadwalk w/Steps, Sidewalk(s) # 326283 ***Vote: 5 to 0*** ***Vote: 5 to 0 with the applicant filing a covenant with the deed regarding no driveway being applied for Lot 109***

General Agenda

9:27 am -9:46 am

Approved w/Conditions

Vote: 4 to

0

The hedges along 16th street shall not exceed the height of the vault wall. Historic Preservation has approved and the applicant will upload the letter. Fire revisions must be reviewed/approved prior to issuance of this permit

Tulip popular must be planted on the north corner of 16th & Rhode Island Avenue.

- 1) ANC 2B05 - **1600 RHODE ISLAND AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: David Thackston - David Thackston # 10747783

Discussion:

Mr. Barbieri recused himself because he is the ANC for this area.

The applicant stated that this is being renovated to be a hotel. They are proposing a café that will be for a new restaurant that will be located on the bottom floor of the hotel. The existing wall will remain and the café will

be added to the elevated area. There will be a Construction permit that will be applied for the canopy that they are proposing. The Chair (Matthew Marcou) told the applicant that the PSC would need to see the modifications that they are applying for. The trellis/arbor area must comply with all standards for cafes. The applicant will be planting some plantings near the existing vaults. There are some existing trees that will remain. The hedges along 16th street shall not exceed the height of the vault wall.

9:47 am -10:20 am

Tabled

Vote: 5 to

0

To allow the applicant to provide an approved streetscape plan, the applicant will upload the signage plan and work with reviewers on further design and submit a comprehensive plan to be reviewed by the PSC.

- 2) ANC 6B04 - **770 M STREET SE** - Permittee: Matt Johnson - Owner: Matt Johnson - Fixture: Knee Wall to 30", Planter Box behind Sidewalk to 42", Sign-Free Standing, Wall (Exception over 42"), Landscaping: Tree Planting, Tree Removal, Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Sidewalk(s) # 334845

Discussion:

This is a gut and rehab at this location per the applicant. The Blue Castle building near the Navy Yard. The applicant was asked if there was a comprehensive plan that shows all of the proposed work to be done at that location. The streetscape on M Street SE will remain and the H Street side will remain as well with only some talk about some café areas if applicable. The grade west on L and south of M drops so they are proposing a change in grade to match the double doors at the main entrance. Due to the Building Code regulations for Child Care facilities they are proposing the ramp for the emergency egress per the applicant. There will now be a six foot structure that will block this building per Matthew Marcou and he wanted to know how this complies with Historic with the ramp? Historic has approved conceptually per the applicant. Matthew asked the applicant why can't do stairs? The applicant stated that handicap accessibility is why they couldn't do stairs. If the applicant is able to push back to a five feet maximum. The curbside signage plan needs to be merged to this application and Mr. Garrett will assist the applicant with that. The curb cut at the loading docks need to closed since the applicant is not using them (one on L Street and one on 7th Street there are four all together per the applicant). The applicant needs to show an approved streetscape for the L Street side and submit it with their application.

10:20 am – 10:32 am

Approved w/Conditions

Vote: 5 to 0

Sign off from UFD prior to issuance

- 3) ANC 3D05 - **4912 MACARTHUR BOULEVARD NW** - Permittee: Palisades Development Inc - Owner: Palisades Development Inc - Paving: Driveway(s) New -Residential # 336159

Discussion:

The owner is also a builder and wants to remain in the neighborhood he's been in for thirty years. There are a total of eleven houses on the square currently. Every home on this block has a driveway. There is a bust stop but the applicant stated that is hardly ever used. UFD has a comment regarding the Special Trees. The applicant stated that there are no Special Trees.

10:32 am - 10:44 am

Approved

Vote: 5 to 0

- 4) ANC 6C06 - **1005 1ST STREET NE** - Permittee: Leila Batties - Owner: 1005 First, LLC - Projections: Bay Window(s), Other (Exception - Not to Bldg. Code) # 336369

Discussion:

The 1st Street projection exceed 115 feet, on L Street there are two projections that also exceed the standards. The BZA approved the conceptual design in July of 2017, and the application has been redesigned once again. The proposed bays are projecting into public space. These are Oriel window projections not Bay Windows per the Chair

10:44 am – 11:27 am

Approved w/Conditions Vote: 4 to 0

Obtaining any Special Tree permit from this site

The special paving in the sidewalk area is limited to the Downtown Streetscape limits and if applicable to both entrances. A plan showing ten foot sidewalks and the playground elements and the pinch points. The Office of Planning will review/approve prior to issuance

A Covenant of Maintenance be obtained for all non-standard fixtures within public space

- 5) ANC 2B06 - **1850 I STREET NW** - Permittee: World Bank - Owner: - Fixture: Bench(es), Bollard(s) (Exception), Street Fixture or Furniture (Exception), Landscaping: New Tree Space(s), Tree Planting, Paving: Sidewalk(s) # 337297

Discussion:

Mr. Barbieri recused himself because he is the ANC for this area.

The applicant is requesting approval of the non-standard paving, up lighting, etc.

The Special Tree permits must be obtained prior to the issuance of this permit

The sidewalk in poured in placed concrete per Matthew Marcou not the materials being proposed.

The applicant has proposed two types of Pavers with a custom finishes

The Downtown Street Scape Plans has been adopted by the PSC per Matthew Marcou and the District doesn't allow the Special Pavers pass a third of the way of the entrance way of the building and we need to maintain the streetscape elements and materials that currently existing.

The Golden Triangle has approved but has not submitted a letter yet per the applicant.

Mr. Roger asked for an exhibit that displays the sidewalk width.

The benches and flush set track lights against benches are being proposed in public space as well.

The applicant stated that they have a ten foot clear pedestrian right-of-way but in reality with the existing brick planters they will have a four foot pinch point in the right-of-way.

1:09 pm - 1:15 pm

Approved w/Conditions – Vote: 4 to 0

Reduce fencing to no higher than 3 feet and maintain a ten feet clearance.

The applicant must modify plan and resubmit into TOPS with the conditions discussed during the PSC meeting.

- 6) ANC 5D01 - **1330 5TH STREET NE** - New Sidewalk Cafe Un-Enclosed - Permittee: Cotton & Reed Inc - Cotton & Reed Inc # 10736622

Discussion:

The applicant has changed their plans and it includes the recommendations of the Office of Planning and PSD has approved the revisions.

Reduce fencing to no higher than 3 feet and maintain a ten feet clearance.

The applicant must modify plan and resubmit into TOPS with the conditions discussed during the PSC meeting.

The applicant has a support letter from the ANC-5D

11:28 am - 11:59 am

Tabled –

Vote: 4 to 0

To provide the applicant more time to design other options for the wall that impacts public space the least.

- 7) ANC 6D05 - **88 V STREET SW** - Permittee: V Street SW LLC - Owner: - Fixture: Wall, Free Standing (Exception over 30") # 335368

Jonathan Roger recused himself from this application.

Discussion:

Why can't the wall be pulled back onto your property per Chris Shaheen?

The applicant replied that once they got into details there where force to do them in public space because the manufactures stated that for installations. The shape of the site limits him from placing the fixture on his public space and they can't get them to grade at the garage level. If they pull into private property it removes five feet of building space at the location per the applicant.

Is there a method for the walls to be hinged per Matthew Marcou?

The applicant didn't make the case that there is no reasonable way to do this (preventing the building from flooding). The applicant needs to show that these proposed wing walls is the only solutions for preventing flooding at this building.

The applicant designed the wall to satisfy DOEE's requirements

The applicant needs to explore other options with the design of the five foot wall that is being proposed wall.

The PSC got a 30 minute break at 12:00 pm; at 12:34 pm the PSC was called back to Order

12:35 pm -

Approved w/Conditions - Vote: 5 to 0

The Public Space Committee exception justification document that was approved by the PSC.

- 8) ANC 6E07 - **811 3RD STREET NW** - Permittee: Troy Balkema - Owner: Troy Balkema - Fixture: Bike Rack(s): DDOT Standard, Landscaping: Tree Fence(s), Tree Planting, Over Head Work: Pole Removal (single or first one), Streetlight(s) Installation, Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) Repair or Replace, Sidewalk(s), Projections: Bay Window(s), Canopy # 327856
Discussion:

The applicant was able to cover the vaults and provide the eight feet sidewalk. The graded vs covered vaults is the only issue that still exist.

The applicant prepared a detail explanation for the uncovered vaults. They had a PDRM was held back in 2018 and the vaults were shown and approved back then.

The applicant already has a Building Permit today. The applicant is requesting a Modification from the previous PSC approval.

The applicant is not meeting the three feet landscape area currently one foot six inches. Mr. Roger's notified the applicant.

All the crosswalks and curb ramps installed in public space shall be compliant and to DDOT Standards.

The applicant will install high visibility striping and add a high visibility cross walk on 3rd and I Street and including the driveway. Also, ensure that all ramps are ADA compliant. Add landscaping at the vault area and align with existing sidewalks

1:48 pm Applicant was not present; 2nd time

Tabled – Vote: 5 to 0

- 9) ANC 2F05 - **1025 VERMONT AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: DC Kabob INC - DC Kabob INC # 10743218

Applicant requested a postponed this morning before the PSC meeting began

- 10) ANC 6E04 - **1017 7TH STREET NW** - Permittee: 655 New York LLC / Boundary - Owner: 655 New York LLC / Boundary - Projections: ADA Ramp # 327963

1:48 pm The applicant was not present; 2nd time

Tabled – Vote: 5 to 0

- 11) ANC 5A01 - **5200 12TH STREET NE** - Permittee: AKM Sarker - Owner: AKM Sarker - Fixture: Fence (Exception over 42") # 328963

1:48 pm The applicant was not present; 2nd time

Tabled – Vote: 5 to 0

- 12) ANC 1A03 - 1401 COLUMBIA ROAD NW** - Permittee: Frank Guyton - Owner: MARC MAALOUF -
Fixture: Bollard(s) (Exception) # 335518

1:16 pm – 1: 46 pm

Approved w/Conditions Vote: 3 to 1

The PSC approved the plan that has been submitted; it is consistent with the design on Rock Creek Church Road. If there is more construction needed the Inspections Division can set additional limits based on the field conditions as they occur. Provide a final streetscape plan showing what is existing and the installation of a new street tree on Rock Creek Church Road

- 13) ANC 4C08 - 3701 NEW HAMPSHIRE AVENUE NW** - Permittee: RP 3701 NW LLC - Owner: -
Excavation: Vault(s) L'XW', Fixture: Curbside Signage, Single Head or Double Head Meter, Paving: Curb & Gutter(s), Driveway(s) Close Existing, Sidewalk(s), Projections: Bay Window(s), Canopy # 333318

Discussion:

Mr. Rogers recused himself because he was a reviewer on this case.

The Chair stated to the applicant that the building is being razed and a new streetscape plan has to be new as well. The applicant stated that he would be repaving New Hampshire Avenue, NW side. The applicant stated that he could plan a tree in the tree pit that is currently vacant of a tree.

There is not a full streetscape plan for New Hampshire Avenue, NW and Rock Creek Church Road, NW that shows where the vaults are located, tree box placement or existence/non-existence within the public space.

Chris Shaheen with the Office of Planning stated that it is not clear to him that the locations of the vaults and tree box spaces

The PSC meeting was adjourned by Matthew Marcou at 1:48 pm.