

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Public Space Regulation Administration

PUBLIC SPACE COMMITTEE HEARING
MINUTES

1100 4th Street SW, 2nd Floor

Thursday, February 22, 2018 at 09:00 AM

**Attendees: Matthew Marcou, Anna Chamberlin, Thor Nelson, Andrew Wiley, Chris Shaheen*

The meeting was called to order at 9:23 am by Matthew Marcou.

Consent Agenda

9:23 am - 9:33 am

Vote: 5 to 0 –Approved as Submitted

- 1) ANC 3D04 - **5305 DORSETT PLACE NW** - Permittee: VRE IV, LLC VRE IV, LLC - Owner: VRE IV, LLC VRE IV, LLC - Fixture: Retaining Wall to 42", Paving: Driveway(s) New -Residential, Driveway(s) Repair or Replace, Leadwalk w/Steps # 275497
- 2) ANC 8A04 - **2200 HUNTER PLACE SE** - Permittee: MANNA INC - Owner: MANNA INC - Landscaping: New Tree Space(s), Tree Planting, Paving: Driveway(s) New -Residential, Sidewalk(s) # 221237
- 3) ANC 6A02 - **501 12TH STREET NE** - Permittee: 5524 501 12TH Street NE WASHINGTON - Owner: - Fixture: Bench(es), Projections: Areaway Entrance, Awning(s) # 221259
- 4) ANC 2B05 - **1595 I STREET NW** - Valet Staging Zone - Permittee: Cattle Club DC, LLC - # 10556889
- 5) ANC 6C06 - **243 K STREET NE** - Convert to Enclosed Cafe - Permittee: Dinesh Tandon - Dinesh Tandon # 10553703
- 6) ANC 5C07 - **3112 SOUTH DAKOTA AVENUE NE** - Permittee: Amsale Tesfaye - Owner: Amsale Tesfaye - Paving: Curb & Gutter(s), Driveway(s) New -Residential # 243535
- 7) ANC 5E03 - **1826 3RD STREET NE** - Permittee: christy mcpeek - Owner: christy mcpeek - Paving: Driveway(s) New -Residential # 275929

Vote: 4 to 0 Approved w/Conditions*

- 8) - **INTERSTATE 395 INTERSTATE AND 14TH STREET SW** - Permittee: DCWater/CIP - Owner: - Fixture: Generator # 275389*
- 9) - **KENILWORTH AVENUE NE NORTHBOUND AND RAMP TO NANNIE HELEN BURROUGHS AVENUE NE** - Permittee: DCWater/CIP - Owner: - Fixture: Generator # 275390 *
- 10) - **INTERTATE 395 SOUTHBOUND AND RAMP TO D STREET SW WESTBOUND** - Permittee: DCWater/CIP - Owner: - Fixture: Generator # 275392 *
- 11) - **1500 - 1599 BLOCK OF EASTERN AVENUE NE** - Permittee: DCWater/CIP - Owner: - Fixture: Generator # 275744*
- 8) - **MALCOLM X AVENUE SE AND MALCOLM X AVENUE SW** - Permittee: DCWater/CIP - Owner: - Fixture: Generator # 275395*

****Approved w/Condition that all the materials will be forest green or grey and will be signed off by the Policy Planning & Sustainability Division (PSD) prior to finalizing permit***

General Agenda

9:35 am – 11:09 am

1) ANC 8D06 – **4301 SOUTH CAPITOL STREET, SW** – Permittee: District Properties – Fixture fence to 42”, Landscaping: tree planting, Paving: curb & gutter(s), Driveway New Residential, Leadwalk, Closing Existing Driveway #233119 **Revoked/permit #233119 with a direction to all property owner** **Vote: 4 to 0**
(4290, 4292, 4296 South Capitol Terrace, SW and 4301, 4305, 4307 South Capitol Street, SW)

The applicant must remove all unpermitted uses within public space without a permit; the applicant must reapply with a comprehensive plan and work with OP, PSD and the property owners prior to coming back before the public space. The deadline for comprehensive plan is April. The PS Inspections Unit will be notified regarding the two months period that they have to come up with a new comprehensive plan. A letter will be drafted by the Executive Secretary and distributed to all existing property owners.

Discussion: The PSC asks the applicant to confirm that they had the legal authority to close the curb cut back in November. The applicant responded by saying no they didn't have authority. The property owner is present at the hearing as well (Mr. Jay Harvey) and stated that he doesn't wish to have the easement in the rear of his property

Mr. Omar stated that he was not aware that the existing driveway was not permitted and needed PSC approval prior to the sale of the property and was trying to meet the conditions that were set by the PSC back in November.

Ben Goiton another homeowner (4296 Danbury Street, SW) testified that they have an existing parking pad and no access to the parking pad because the owner (Mr. Harvey's property) that is not giving authorization for District Properties to complete the easement in the rear

Matthew Marcou entered a Motion to revoke or suspend the permit application #233119 because part of the permit was to remove the curb cut that they didn't have ownership of at the time they applied for the permit. The PSC wants to bring in all of the existing owners at this location and see what exist and was proposed or promised to owners prior to making a decision. A comprehensive plan that is determined with District Properties and the existing property owners prior to returning to the PSC for a decision.

PSC to a Break @ 11:09 am -11:25 am
(Chris Shaheen joined to represent OP instead of Thor Nelson)

11:25 am – 1:44 pm

2) ANC 3C06 - **3900 WISCONSIN AVENUE NW** - Permittee: Robert Wolcheski - Owner: Robert Wolcheski - Paving: Driveway(s) Close Existing, Driveway(s) New- Commercial, Driveway(s) Repair or Replace, Sidewalk(s) # 264577 **Vote: 4 to 0**

Discussion: All loading, trash, parking will be located below grade per the applicant.

- Signalized intersection off the curb alignment with entrance off of Wisconsin Avenue
- Second curb cut on the private property line with modifications to curb cut to make it a right out only and closing the curb cut that is further out
- Third curb cut will have signage and is not an entrance (width 20 ½ wide within the property line vs reducing the width to (12' - 14') at Wisconsin Avenue side since only one vehicle will be entering.
- Applicant must include the signage plan with the resubmission as specified by PSD
- The PSC is approval is for concept for delineation and conception of driveways
- The 30' driveway will include a curb ramp and crosswalks must meet ADA Standards
- Curb cut along 39th Street is 20 feet wide currently will be widening to 29 feet with a pedestrian sidewalk on the western side and at sidewalk grade.

UFA's Comments – The applicant stated that the tree is no longer needed to be removed. Special Tree Permits have been identified and they are either leaving trees or relocating the trees; once UFA gives final approval by UFA prior to issuance of this permit.

ANC-3C – Supports application with conditions:

- Concerns for commercial traffic, parking and the general location near a residential building (36' wide curb cut) with regards to design options and there were no other options that could be considered.

The applicant must revise the application to reflect the elements on 39th Street and return to the ANC for review/approval – this portion will be tabled until the ANC has reviewed/approved (regarding the Wisconsin Avenue side).

- 3) ANC 6D05 - **100 POTOMAC AVENUE SW** - Permittee: Department of General Services - Owner: Department of General Services - Fixture: Bike Rack(s), Paving: Curb & Gutter(s), Sidewalk(s) # 275015
Applicant not present ***Tabled - Vote: 4 to 0***

1:45 pm – 1:46 pm

- 9) ANC 5E08 - **79 U STREET NW** - Permittee: Audrey Jaramillo - Owner: Kevin Palka - Excavation: Sheeting & Shoring (for Buildings), Fixture: Hand Rail (36" high for ADA, 30"-42" high other), Paving: Leadwalk w/Steps, Projections: Balcony, Bay Window(s), Stoop & Steps, Window Well(s) # 220543
Vote: No vote needed; application has been modified no longer requires PSC review/approval

1:47 pm -

- 10) - **100 - 231 BLOCK OF V STREET SW** - Permittee: SW Land Holder LLC - Owner: - Landscaping: Tree Removal, Paving: Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Driveway(s) Repair or Replace # 221678 ***Approved as Submitted Conceptual Design*** ***Vote: 4 to 0***

PSC Conditions: The curb entrance will be widening by 22' to accommodate two-way traffic.

Mitigation elements related to this development will be determined by the Department and the applicant will be responsible.

Discussion: This application is for Conceptual approval per the applicant. The curb cuts were consolidated as best as they could with the following:

-6 curb cuts existing currently; proposing to close all and four new curb cuts and two intersections (one on 2nd and 3rd Street).

-The loading and parking being so close together, and Mr. Shaheen asked the applicant if they had a conceptual location for the proposed vaults for the building. The response was no. Mr. Marcou stated that the applicant should think about placing the vaults on private property.

The current mitigations that could change and the applicant can come back before the PSC to adjust the approval. Once the elements are mitigated the applicant will know more definitively.

2:37 pm – 2:38 pm

- 11) ANC 4D,ANC 4D02,02 - **419 KENNEDY STREET NW,423 KENNEDY STREET NW** - Permittee: Stephen duPont, Jr. - Owner: Charles Paret - Excavation: Front Yard (In Public Space), Fixture: Retaining Wall to 42", Landscaping: New Tree Space(s), Paving: Leadwalk Repair/Replace Existing, Patio (porous concrete/pervious pavers ONLY) # 233328
Tabled Vote: 4 to 0
Applicant not present; no action against/March's PSC meeting

2:39 pm – 3:00 pm

- 12) ANC 5D01 - **1270 4TH STREET NE** - Permittee: Union Market Apartments LLC - Owner: Union Market Apartments LLC - Excavation: Fire Hydrant(s), Manhole Installation, Vault(s) L'XW', Paving: Curb & Gutter(s), Driveway(s) New- Commercial, Sidewalk(s), Projections: Canopy # 264352
Tabled Vote: 4 to 0

Discussion: The applicant stated that there is no way to meet all of the requirements. The Zoning order requires two lanes on 4th Street. Since the reviewing agencies have requested revisions and they have not been addressed. The applicant must revise drawings and upload them into Tops.

3:02 pm – 3:32 pm

- 14) ANC 7F06 - **3416 B STREET SE** - Permittee: Milestone East Capital 4 LLC - Owner: Milestone East Capital 4 LLC - Fixture: Retaining Wall to 42", Wall (Exception over 42"), Landscaping: Tree Planting, Tree Removal, Over Head Work: Pole Removal (single or first one), Paving: Driveway(s) New -Residential, Leadwalk w/Steps, Sidewalk(s), Projections: ADA Ramp, Awning(s), Porch & Steps, Window Well(s) # 275973
Conceptual Design - Approved w/Condition Vote: 4 to 0

-detailed scope of work be modified to include driveway and the plans submitted on Feb. 14, 2018 be reviewed/approved by UFA prior to issuance.

Discussion: Ramp width and the applicant stated that the vaults would be on private property.

-Applicant will not put into drawings any elements that might impede an installation of an alley; the applicant stated that they didn't know if that would be possible may have to come back if the development doesn't permit. BZA is scheduled for March 7, 2018. The applicant will be submitting a streetscape plan at a later date. The applicant will modify the awning because there are no projections, the applicant must show the replacement place as well (the applicant hasn't heard from Pepco relocation. Make the driveway Commercial vs Residential.

3:35 pm - 4:10 pm

- 15) ANC 4A01 - **7247 15TH PLACE NW** - Permittee: acqunetta anderso - Owner: acqunetta anderso - Paving: Driveway(s) Circular # 275527

Tabled

Vote: 4 to 0

4:10 pm – 4:15 pm

- 16) ANC 6D - **1200 - 1299 BLOCK OF HALF STREET SE** - Permittee: The JBG Companies - Owner: - Excavation: Catch Basin(s), Manhole Frame and Cover (Adjust), Manhole Installation, Manhole Removal/Abandonment, Storm Lateral Conn over 4" (Trench), Storm Main Line (trench), Storm Service Lateral Abandonment, Water ML (Trench), Fixture: Bench(es), Bike Rack(s): DDOT Standard, Planter Box on Sidewalk (Exception), Sign (w/footings)(Exception), Street Fixture or Furniture (Exception), Trash Receptacle(s) (Exception), Landscaping: New Tree Space(s), Stormwater Mgmt (serve public), Stormwater Mgmt (w/Curb Drain), Tree Planting, Tree Space (Stormwater Mgmt), Over Head Work: Pole Removal (single or first one), Streetlight(s) Installation, Paving: ADA Curb Ramp, Roadway(s), Sidewalk (porous/pervious), Sidewalk(s) # 183196

Approved w/Conditions Vote: 4 to 0

The Maintenance Covenant must be uploaded

Revised plans submitted with revisions as stated by reviewers

PSD's comments addressed

Formal agreement be drawn up and filed with the DDOT

Final approval of plans be delegated to the Chairman, PSC