

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Public Space Regulation Division

PUBLIC SPACE COMMITTEE HEARING

Meeting Minutes

1100 4th Street SW, 2nd Floor

Thursday, July 25, 2019 at 09:00 AM

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

Attending Committee Members: Matthew Marcou, Anna Chamberlin, Chris Shaheen, Elliott Garrett and Kisha Allen (technician), Catrina Felder (Coordinator).

Absence Members: Andrew Wiley and Julia Hudson

Chair's Report

- 1) ANC 5C04 - **1240 MOUNT OLIVET ROAD NE** - Permittee: MT OLIVET - Owner: MT OLIVET - Landscaping: New Tree Space(s), Tree Planting, Paving: Driveway(s) New- Commercial, Sidewalk(s) # 314326

9:24 am – 9:29 am

Applications Approved under Consent Agenda

Vote: 3 to 0

- 1) ANC 5C06 - **1617 RHODE ISLAND AVENUE NE** - Permittee: RIL Estates LLC - Owner: RIL Estates LLC - Fixture: Fence to 42" (Open Design), Landscaping: Tree Planting, Paving: Driveway(s) New- Commercial, Leadwalk Only, Sidewalk(s), Projections: Balcony, Bay Window(s) # 325138
- 2) ANC 6C06 - **35 NEW YORK AVENUE NE** - Permittee: Altus Realty - Owner: Altus Realty - Fixture: Bike Rack(s): DDOT Standard, Paving: Curb & Gutter(s), Driveway(s) New- Commercial, Sidewalk(s) # 325353
- 3) ANC 6C06 - **40 PATTERSON STREET NE** - Permittee: 40 Patterson Land JV LLC - Owner: 40 Patterson Land JV LLC - Excavation: Vault(s) L'XW', Paving: Driveway(s) Close Existing, Driveway(s) New -Residential, Sidewalk(s) # 331241
- 4) ANC 6D06 - **156 Q STREET SW** - Permittee: Tony Newman - Owner: PEPCO Holdings - Fixture: Knee Wall to 30", Paving: Driveway(s) New- Commercial, Leadwalk Only, Projections: Porch & Steps # 302230
- 5) ANC 5B04 - **1265 HAMLIN STREET NE** - Permittee: Zach Gasper - Owner: Stephen Matzie - Paving: Curb & Gutter(s), Driveway(s) New -Residential # 329135
- 6) ANC 2F06 - **801 MT VERNON PLACE NW** - Permittee: Events DC - Owner: Events DC - Fixture: Bench(es), Planter Box behind Sidewalk to 42", Planter Box on Sidewalk (Exception), Sign-Free Standing, Landscaping: Replacement Tree, Tree Planting, Tree Removal, Paving: Sidewalk(s), Projections: Awning(s), Other (Exception - Not to Bldg Code) # 314197
- 7) ANC 2C01 - **1011 K STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Jemal's Bulldog LLC - # 10727676

- 8) - **815 - 899 BLOCK OF 13TH STREET NE** - Permittee: Fairchild LLC - Owner: Fairchild LLC - Excavation: Vault(s) L'XW', Paving: Curb & Gutter(s), Leadwalk w/Steps, Sidewalk(s), Projections: Bay Window(s), Other (Exception - Not to Bldg Code) # 326981

General Agenda

9:27 am - 9:55 am

Tabled - Vote: 3 to 0

- 1) ANC 4C,ANC 4C,ANC 4C06,06,06 - **930 RANDOLPH STREET NW,940 RANDOLPH STREET NW,960 RANDOLPH STREET NW** - Permittee: Xavier Rathlev - Owner: Petworth Station LP - Fixture: Bike Rack(s): DDOT Standard, Projections: Areaway Entrance, Other (Exception - Not to Bldg Code) # 327306

Discussions:

- There are forty units per building per the applicant
 - The location of the mailboxes is the issue the applicant stated that the walkway was included and the wheelchair ramp and they couldn't accommodate the Postmaster with the location that DDOT's representatives had suggested.
 - The Chair needed additional information on the walkway and the accessibility plan.
 - Chris Shaheen suggested that the mailboxes be relocated in front of the non-ADA building (building at far east of site).
- The accessibility for this site needs to be reworked according to reviewer's comments per Matthew Marcou.*
- Leveling the entire parking lot grade is also an issue with the Office of Planning

10:00 am - 10:18 am

Denied - Vote: 3 to 0

(Driveway proposed doesn't meet DDOT's Standards or the Design & Engineering Manual Specifications)

- 2) ANC 1A08 - **445 PARK ROAD NW** - Permittee: George Palmer - Owner: George Palmer - Paving: Curb & Gutter(s), Driveway(s) New -Residential # 328250

Discussions:

- ANC-1A doesn't support any driveways within the community because of the reduction of parking within the public space.
- There is no Building Restriction Line located at this property.
- The ANC was present and stated that this particular curb cut didn't have much community opposition
- Anna Chamberlin asked the applicant and the ANC to contact her directly to work on some other type of solutions.

10:19 am - 11:25 am

Approved w/Modifications & Table In Part– Vote: 3 to 0

Two 40 square feet signs the monument sigs were approved and banner at corner is not approved. PSC will delegate additional signage with the Office of Planning for review and approval. The up-Lighting on the façade was tabled by the PSC. The standard streetscape shall be four foot tree box and eight feet sidewalk

- 3) ANC 2F08 - **925 13TH STREET NW** - Permittee: Richard Gorog - Owner: NA Franklin School Development LLC - Fixture: Sign (w/footings)(Exception), Landscaping: Hedge to 36" tall, Paving: Sidewalk(s) # 331890

Discussions:

-The applicant stated that there are existing street trees on K Street and there is nineteen to twenty feet of space between the building and the sidewalk. The landscape area is just less than ten feet with a nine feet sidewalk. Mr. Shaheen recommended that if the applicant reduced the ten feet to seven feet there would be space for a tree box space. Matthew Marcou stated that the installation of street trees would enhance and highlight the building façade.

Signage and the Banner Pole – “What is a Banner Pole?” applicant responded “It is a pole with a banner on it”. Two 8’ tall and banners and pole are 20’ tall and within the public space per the applicant.

-Signs: have limitations 40 square feet in total for two-sided signs proposed. The sign is needed at the 13th Street side of the building because that entrance is for egress. Mr. Marcou suggested that one sign be eliminated? The applicant agreed to the two signs and no banner and the up lighting for the signs.

Chris Shaheen suggested that the applicant reduce the size to six feet and it would not impact the forty square feet.

Streetscape: The Committee Members had an issue with approving the streetscape without the tree box spaces installed on K Street (four foot tree box, eight foot sidewalk)

Up lighting for the façade of the building within the areaway was Tabled by the PSC

11:25 am – 11:36 am

Approved w/Conditions - Vote: 3 to 0

Removable bar be removed and replaced with standard chairs/tables and remove the proposed fountain. The applicant may return for approval of fountain once specifications have been submitted.

- 4) ANC 2C01 - **1011 K STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Douglas Development Corp. - Douglas Development Corp. # 10724161

Discussions:

Applicant was applying for Bar level seating (It’s a mountable bar that would be serving drinks but is removable)

11:38 am – 1:05 pm

Approved w/ Modification – Vote: 3 to 0

Remove fencing and three tables w/six chairs was approved

- 5) ANC 6E02 - **606 FLORIDA AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: STEPHEN LAWRENCE STEPHEN LAWRENCE - STEPHEN LAWRENCE STEPHEN LAWRENCE # 10731606

Discussions:-The applicant submitted a revised plan during the PSC meeting with three tables and six seats with the set-back that was recommended by PSC. The applicant must remove the twelve seat statement from drawings prior to resubmitting.

The PSC took a 15 minutes BREAK from 11:46 am – 12:00 noon

Matthew Marcou called the meeting back to order at 12:05 pm.

***Julia Hudson joined the PSC Committee at 12:40 pm which brought the quorum to four voting members**

12:05 pm - 1:05 pm

Tabled in Part and Denied in Part - Vote 3 to 0

The PSC denied the kiosks and proposed artwork. The café area and the seating at the curbside tree box area are being Tabled for additional information. The applicant must submit the management of the seating area when they return to the PSC for review/approval.

- 6) ANC 5D01 - **1270 4TH STREET NE** - New Sidewalk Cafe Un-Enclosed - Permittee: 1250 4th Street (EDENS), LLC - # 10731272

Discussions:

-The issue is the flex-zone with the proposed kiosk with the proposed signage for the vendor once selected, and four feet planters (over-height)

The café projects nine feet into the public space with a tree box area and a ten feet of pedestrian right of way.

-There are one hundred and six seats being proposed per the applicant.

-The applicant is proposing seating in the tree box area

-The DJ booth being proposed (kiosk) within the café layout

-Johnathan Rogers attended the PSC meeting and spoke to the Union Market Streetscape Design Guidelines(formally known as Florida Avenue Market) adopted by DCRA, Zoning, OP, DDOT, Developers and other Agencies to help with a comprehensive streetscape design in the redevelopment of Union Market.

Vending reviews is done exclusively through the Department of Consumer & Regulatory Affairs.

-The applicant is requesting an additional café area at the tree box area with the availability for food service

1:00 pm - 1:24 pm

Denied – Vote: 4 to 0

There is not sufficient space for the café with the existing layby.

- 7) ANC 2C01 - **815 14TH STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Woodbine Legacy 815 14th DC Owner, LLC - # 10727580

Discussions:

-There is a layby that currently exist where the café is being proposed at the Hilton Hotel.

-The pedestrians would be forced to walk towards the façade adjacent to the building and then shift back and forth at the layby if the café is approved (some of the café area is within the existing layby). Pedestrians would not have a clear pathway to walk on the sidewalk stated by Matthew Marcou.

-Revisions were uploaded by the applicant that reduced the seats per applicant.

1:24 pm – 1:46 pm

Denied– Vote: 4 to 0

(The applicant will apply for a new enclosed café under a new application that will be in compliance as the Applicant and PSC members discussed)

- 8) ANC 2B06 - **1776 I STREET NW** - Convert to Enclosed Cafe - Permittee: La Taberna Del Alabardero, Inc. - # 10731432

Discussions:

-The applicant stated that the prior owners had a lot of issues with café creeping and the new ownership is trying to correct the issues. The C of U was not current. The new applicant is requesting an extension of the café layout as well.

-The specifications for the proposed enclosure is needed to make a decision.

- The applicant is proposing a canopy

1:48 pm - 1:52 pm

Approved w/modifications - Vote: 4 to 0

(Removal of fencing/gates and shift tables so that café has a six foot egress from front door and resubmit revised site plan)

- 9) ANC 5C07 - **2312 RHODE ISLAND AVENUE NE** - New Sidewalk Cafe Un-Enclosed - Permittee: Paul Winestock - Paul Winestock # 10722280

Discussions:

-The spacing that the applicant is showing. The applicant needs to remove the proposed fencing/gate

1:53 pm – 1:55 pm

Approved w/Conditions - Vote: e: 4 to 0

(The applicant will upload the revised plan showing three tables with eight chairs and include the revisions made to the ramp)

- 10) ANC 6E04 - **649 NEW YORK AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Glenn Edwards - Glenn Edwards # 10730743

Discussions:

-The applicant scaled back the amount of seating and there is no fencing being proposed.

1:58 pm - 2:05 pm

Approve w/Modification – Vote: 4 to 0

Installing planters at the alley and close the existing curb cut. The standard width on 14th Street, NW and on the P Street, NW side shall be aligned with the existing fixtures (eight feet path along 14th Street, NW

Umbrellas can't exceed the perimeter of café w/no logo and compliant with eight feet clearance, no planters/plan ting will exceed the three feet height

- 11) ANC 2F02 - **1501 14TH STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Studio Theatre Company, Inc. - # 10736129

Discussion:

-There is an existing curb cut that needs to be closed and a barrier is needed adjacent to the alley way(planter)

2:07 pm – 2:10 pm

Approve w/Conditions – Vote: 4 to 0

(revised plans that include the

Plans must show the lot lines, specifications for the fencing (no taller than 36 inches from grade) and be delegate to PSD for review and approval

- 12) ,, - **17TH STREET NE AND E STREET NE,17TH STREET NE AND D STREET NE** - Permittee: **ROSEDALE DEVELOPMENT LLC** - Owner: ROSEDALE DEVELOPMENT LLC - Paving: Driveway(s) New -Residential # 324283

Discussions:

-This application is into the existing alley (fencing and landscaping within an alley)

-Lot lines are not clearly shown on the site plans that were uploaded into TOPS

There is proposed parking on private property.

Specifications for the proposed fencing must be uploaded

Applicant must show the property lines, lot lines and the OP and IPMA

2:18 pm – 2:30 pm

Approved in part and Denied – Vote: 4 to 0

Lead walks were approved and driveway proposed doesn't match DDOT's design standards for installing driveway.

- 13) ANC 7C06 - **822 EASTERN AVENUE NE** - Permittee: 822 Eastern Ave LLC - Owner: 822 Eastern Ave LLC - Paving: Driveway(s) New -Residential, Leadwalk Only # 328327

Discussions:

-Zoning has a requirement of one parking space per unit per applicant's testimony.

-The PSC can't approve the design of the proposed curb cut.

-The applicant was given a recommendation to redesign the location of the proposed shared driveway.
-The applicant needs to verify with the Zoning Administrator.
-The applicant agreed to remove the paving and will be working with Elliott Garrett to obtain Pepco service
The applicant must see Mr. Garrett to get permit for the removal bring photo showing that the removal has occurred.

@ 2: 32 pm

Tabled – Vote: 4 to 0

The applicant postponed this application at the PSC meeting.

- 14) ANC 6C06 - 45 L STREET NE** - Permittee: Wiles Mensch - Owner: Jennifer Dix - Fixture: Bench(es), Bike Rack: Not DDOT Standard, Bollard(s) (Exception), Flagpole(s) (Exception), Projections: Canopy # 329136
This application was Postponed at the PSC Meeting by the applicant

2:33 pm – 2:47 pm

Tabled – Vote: 4 to 0

PSC is delegating the authority to the Chair to work with applicant and Curbside Management that delegate an area on Q Street for a zone that can be used daily and if this can't be worked out the Chair will look at the 1st Street side for parking.

- 15) ANC 5E04 - 101 Q STREET NE** - Permittee: AMARO LLC care of DC SAFE - Owner: AMARO LLC care of DC SAFE - Fixture: Bike Rack(s): DDOT Standard, Landscaping: New Tree Space(s), Tree Planting, Tree Removal, Paving: Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Leadwalk Only, Leadwalk w/Steps, Sidewalk(s), Projections: ADA Ramp, Areaway Entrance, Stoop & Steps # 325140
-The applicant is returning to the PSC to assist with the use of Q Street side of the street to place a sign at a designated area, to be used on a 24/7 basis is what the applicant needed to address with Curbside Management.
-The green space and the parking was Tabled at the last meeting that the applicant attended

@2:32 pm

Tabled – Vote: 4 to 0

The applicant postponed this application at the PSC meeting.

- 16) ANC 2A07 - 2100 PENNSYLVANIA AVENUE NW** - Permittee: Boston Properties - Owner: Boston Properties - Fixture: Bike Rack(s): DDOT Standard, Trash Receptacle(s) (Exception), Landscaping: Tree Planting, Tree Removal, Tree Space (Stormwater Mgmt), Over Head Work: Streetlight(s) Installation, Paving: ADA Curb Ramp, Curb & Gutter(s), Mill and Overlay, Sidewalk (porous/pervious), Sidewalk(s) # 321797
This application was Postponed at the PSC Meeting by the applicant

2:49 pm - 2:54 pm

Denied– Vote: 3 to 0

Recommends the applicant to work with Curbside Management to establish curbside delignated zone for a specific time of day (No Parking for six days a week with Mr. Banes at Curbside Management) and have a consultation with your solid waste collector.

- 17) ANC 7E05 - 5004 D STREET SE** - Permittee: Dept of General Services Dept of General Services - Owner: Dept of General Services Dept of General Services - Fixture: Trash Receptacle(s) (Exception), Projections: Areaway Entrance # 326694

Discussions:-The applicant has been working with Curbside Management and with Traffic Work Zone at DDOT. Why was a temporary ramp not submitted? Was asked by Matthew Marcou and the applicant stated that there was another suggestion that his staff (Mr. Henry). The applicant must provide the PSC with a copy of all public space permits they have currently.

The applicant submitted a proposal with a lay-by at this location for the removal of solid waste. OP commented by stated that generally he wouldn't support a lay-by that would be used for the removal of solid waste and that layby have been for drop-off/pick-up at a hotels that were supported.

Recommendation from Chair- Matthew Marcou: Establish curbside delignated zone for a specific time of day (No Parking for six days a week with Mr. Banes at Curbside Management) and have a consultation with your solid waste collector

The meeting was adjourned at 3:09 pm