

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



**PUBLIC SPACE COMMITTEE HEARING**

Meeting Minutes

1100 4th Street SW, 2nd Floor

Thursday, October 24, 2019 at 09:00 AM

*The meeting was called to order at 9:24 am by Matthew Marcou*

*Committee Members: Matthew Marcou, Anna Chamberlin, Elliott Garrett, Andrew Wiley, Chris Shaheen, Lucky Barbieri, Kisha Allen and Catrina Felder*

**Consent Agenda: All of the Consent applications were Approved      Vote: 5 to 0**  
9:25 am – 9:33 am

- 1) ANC 3E01 - **4229 ALBEMARLE STREET NW** - Permittee: Mohammed Fridy - Owner: Mohammed Fridy - Landscaping: Tree Removal, Paving: Driveway(s) New -Residential, Leadwalk Only, Projections: Window Well(s) # 327761
- 2) ANC 2C01 - **512 10TH STREET NW** - Permittee: Ford's Theatre Society c/o Kristin Fox-Siegmund - Owner: Ford's Theatre Society c/o Kristin Fox-Siegmund - Paving: ADA Curb Ramp, Sidewalk(s), Projections: Marquee, Other (Exception - Not to Bldg Code) # 337230
- 3) ANC 6D02 - **950 SOUTH CAPITOL STREET SE** - Permittee: Wiles Mensch - Owner: 950 South Capitol Owner LLC - Fixture: Bike Rack(s): DDOT Standard, Planter Box on Sidewalk (Exception), Trash Receptacle(s) (Exception), Landscaping: Tree Planting, Tree Space (Stormwater Mgmt), Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Mill and Overlay, Sidewalk(s), Projections: Canopy # 324036
- 4) ANC 2B,ANC 2B,ANC 2B,ANC 2B06,06,06,06 - **1850 M STREET NW,1146 19TH STREET NW,1020 19TH STREET NW,1875 K STREET NW** - Permittee: Karyn Miller - Owner: - Fixture: Street Fixture or Furniture (Exception) # 336332
- 5) ANC 3E05 - **4200 WISCONSIN AVENUE NW** - Valet Staging Zone - Permittee: Surfside - # 10727223
- 6) ANC 2B06 - **1112 19TH STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Lodging Concessions, LLC t/a AC Hotel Washington DC - Lodging Concessions, LLC t/a AC Hotel Washington DC # 10736397
- 7) - **N PLACE SE AND CANAL STREET SE** - Permittee: Forest City SEFC LLC c/oBrookfield Properties - Owner: Forest City SEFC LLC c/oBrookfield Properties - Fixture: Bench(es), Hand Rail (36" high for ADA, 30"-42" high other), Planter Box behind Sidewalk to 42", Retaining Wall to 42", Paving: Sidewalk(s), Projections: Other (Exception - Not to Bldg Code), Stoop & Steps # 336278
- 8) ANC 4C04 - **1416 QUINCY STREET NW** - Permittee: Rich Markus - Owner: Rashid Salem - Excavation: Valves (Excavation), Fixture: Fence (Exception over 42"), Landscaping: Replacement Tree, Projections: Areaway Entrance, Porch & Steps # 336292
- 9) ANC 6D02 - **60 I STREET SW** - Permittee: Wiles Mensch - Owner: 60 Eye Street, LLC - Paving: Driveway(s) Close Existing, Driveway(s) New- Commercial # 335287



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

10:37 am – 10:53 am

*Tabled - Vote: 5 to 0*

*To allow DCRA to verify the building permits history and public space history and the process of the previous owners. Mr. Elliott Garrett will be your point of contact for the history information once it's obtained.*

- 5) ANC 4B06 - **6000 NORTH DAKOTA AVENUE NW** - Permittee: Lee Langston - Owner: Lee Langston - Fixture: Fence to 42" (Open Design) # 333274

Discussion:

- There is a non-compliant partial driveway that exists at the property.
- The fencing already exists and it is over forty-two inches.
- The applicant stated that he inherited the non-standard fencing; he did not install.
- DCRA will see when the building was built and see if the existing plan is correct.

*Applicant not in attendance; first time*

*Tabled - Vote: 5 to 0*

- 6) ANC 4A03 - **6900 GEORGIA AVENUE NW** - Permittee: Justin Bellow - Owner: Justin Bellow - Excavation: Vault(s) L'XW' # 336362

10:54 am – 11:32 am

*Tabled - Vote: 5 to 0*

*To schedule a PDRM to review the design and the previously designed plan and the approvals of the vaults and placement.*

- 7) 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

Discussions:

- The Ms. Chamberlin stated that the tree box spaced was reduced in the amount. The applicant stated that he didn't understand the concern.
- The vault needs to be relocated to the greatest point possible towards the building and the vaults being proposed are covered.
- The applicant will have a separate application for the vault but it will remain on this permit application as well per the Chairman Marcou.
- There is an existing water main that is being relocated per applicant. #179308 was the previous approved and issued permit.
- Paver requirements are not being made per Anna Chamberlin; and she asked where there any permeable pavers.
- A PDRM should be established on for this application prior to coming back before the PSC for approval.
- Look carefully at the prior plan and design as close to that

11:33 am – 11:39 am

*Approved w/Conditions Vote: 5 to 0*

Approve upon receipt of Capitol Hills Bids agreement to maintain the landscaping.

- 8) ANC 6B06 - **700 14TH STREET SE** - Permittee: Sarah Davidson - Owner: - Fixture: Bench(es), Bike Rack(s): DDOT Standard, Fence to 42" (Open Design), Trash Receptacle(s) (Exception), Landscaping: Tree Planting, Tree Removal # 334087

Discussion:

Landscape upgrades around the Potomac Avenue Metro Station

Landscaping will be maintained by Capitol Hill Bid

*Applicant not in attendance; first time*

*Tabled – Vote: 5 to 0*

- 9) ANC 7C, ANC 7C, ANC 7C, ANC 7C05, 05, 05, 05 - **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

*11:40 am – 12:04 pm*

*Approve w/Modifications Vote: 5 to 0*

*The applicant must meet the Mt. Vernon Streetscape Guidelines requirements and have covered vaults along with obtaining UFD's review/approval or submit something to the PSC explaining why it could not be done and return to PSC for review and approval.*

- 10) ANC 6E07 - **811 3RD STREET NW** - Permittee: Troy Balkema - Owner: Troy Balkema - Fixture: Bench(es), 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:

Per the applicant the following items have been addressed:

DOEE has approved as of yesterday

Cash Management will be satisfied with a Covenant of Maintenance prior to issuance of permit TWZT –The plan is being revised per the reviewer's comments.

The applicant will be going to the ANC Transportation meeting.

Streetlight revisions have been uploaded and reviewer hasn't approved yet.

-Mr. Shaheen asked why the existing streetscape guidelines are not being used within this block by what the applicant is proposing. The applicant stated that it was a design move because of the existing gas line that wouldn't allow them to do that per Mr. Soneil Charles (with applicant)

-There is a driveway and an alley on 3<sup>rd</sup> Street per Matthew Marcou that is being proposed.

-Mr. Soneil Charles stated that to make the change they would have to work with UFD to run the existing gas line through the existing trees and Mr. Marcou stated if UFD couldn't work it out then the gas line would have to be moved by the applicant.

The applicant wants to confirm the distance because they didn't have the exact dimensions per Christy Shiker

-The proposed vaults are in the Downtown Streetscape Guidelines and they are required to be covered.

-The applicant will submit something giving

*Applicant not in attendance; first time*

*Tabled – Vote: 5 to 0*

- 11) ANC 7C07 - **1100 50TH PLACE NE** - Permittee: MCN Build - Owner: - Fixture: Bench(es), Bike Rack(s): DDOT Standard, Hand Rail (36" high for ADA, 30"-42" high other), Retaining Wall to 42", Trash Receptacle(s) (Exception), Landscaping: Replacement Tree, Tree Planting, Tree Removal, Paving: Leadwalk w/Steps, Sidewalk(s) # 327880

*12:05 pm – 12:28 pm*

*Tabled – Vote: 5 to 0*

*So that the applicant can meet with staff and come up with a design that can be proposed*

- 12) ANC 5C04 - **2910 V STREET NE** - Permittee: William McClain - Owner: Fay Burka - PS Rental: Parking on Public Space # 332956

Discussions:

-The applicant is proposing twenty parking spaces with twenty cars backing up.

-The applicant tried to push the spaces as close to the building façade as possible.

-Anna Chamberlin asked why the parking spaces couldn't be parallel parking with the exception of the loading bays. The applicant stated that the retailer is like "Costco's and will be purchasing in bulk and would be loading merchandise to wholesalers with a cart full of merchandise using a larger vehicle or trucks.

*The PSC took a 20 minute break and came back on the record at 12:45 pm*

*Applicant not in attendance; first time*

*Tabled – Vote 5 to 0*

- 13) ANC 3B03 - **2201 40TH PLACE NW** - Permittee: Will Teass - Owner: Alexander McColough - Fixture: Retaining Wall to 42", Landscaping: Stormwater Mgmt (Exception Serve Private), Paving: Leadwalk Only, Leadwalk Repair/Replace Existing, Projections: Areaway Entrance, Window Well(s) # 333561

*12:45 PM -12:57 pm*

*Approved w/Conditions Vote: 5 to 0*

*Plans dated September 27, 2019*

- 14) ANC 1B02 - **925 U STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Reza Sabaii - Reza Sabaii # 10719756  
Discussion:  
-Historic Preservation approved the submitted on 9/29/19.  
-The Certificate of Occupancy is currently Retail not a Food Service /Restaurant /Distilleries. The applicant is negotiating with a restaurant now.

*12:57 pm – 1:20 pm*

*Denied – Vote: 5 to 0*

*The existing site plan that DCRA presented showed that the projections proposed and the building modifications that were not done to standards. DCRA and the applicant must resolve the structure in public space that currently exist.*

- 15) ANC 7C01 - **4401 HAYES STREET NE** - Permittee: Patsy Johnson - Owner: Patsy Johnson - Paving: Leadwalk Only, Projections: Bay Window(s), Other (Exception - Not to Bldg. Code) # 334011  
Discussion:  
-This application was Tabled to get the Building permit and for what was permitted.  
-The permits were applied for but not Approved by DCRA; they accepted the filing but then DDOT placed a HFC (Hold for Corrections). A building permit was issued and the structure was built not according to the approved plans. A Wall Check was done and the Wall Check failed.  
-DCRA stated to the applicant that all applications would be revoked. The permits that were submitted and built wasn't what was constructed at the actual site. The applicant was told to reach out to the Deputy Chief Chris Bailey to discuss this matter.

*1:21 PM – 2:42 pm*

*Approved the Concept Design Only - Vote: 5 to 0*

*The PSC approved the Eastern Market Metro public space; relating only to pavilion, playground and accessible to all areas. The PSC is not approving slip lanes, reconfiguration of lanes and the proposed table and if others decides that it can be*

- 16) ANC 6B02 - **700 PENNSYLVANIA AVENUE SE** - Permittee: DGS DGS - Owner: DGS DGS - Excavation: Vault(s) L'XW', Fixture: Bench(es), Bike Rack(s): DDOT Standard, Bike Rack: Not DDOT Standard, Curbside Signage, Fence to 42" (Open Design), Knee Wall to 30", Playground,

Retaining Wall to 42", Sign (w/footings)(Exception), Street Fixture or Furniture (Exception), Trash Receptacle(s) (Exception), Landscaping: Rain Garden (S.F. Home Yard Area), Replacement Tree, Stormwater Mgmt (Exception Serve Private), Stormwater Mgmt (serve public), Stormwater Mgmt (w/Curb Drain), Tree Fence(s), Tree Planting, Tree Pruning, Tree Removal, Over Head Work: Pole Installation (single or first one), Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Leadwalk w/Steps, Patio (porous concrete/pervious pavers ONLY), Roadway(s), Sidewalk (porous/pervious) # 333326

Discussion:

1. CFA has approved the proposed design and DGS will be maintaining these fixtures.
2. The applicant doesn't have a final design, details on operations the only thing the PSC is approving is the improvements in public space framework (i.e. table top, lane reversals, etc.)
3. The PSC doesn't approve the following lane reversals (weather a roadway should be move in one direction or another)
4. The PSC is only approving design concept and the applicant must submit a final plan once all designs are final and the proposed playground, pavilion and the bio retention, and the splash pad
5. The applicant stated that the only vault being proposed is for the splash pad and there are some way finding signs in the open area of public space.
6. The ANC Chair and the SMD both spoke on the impacts to the community where it relates to a current bus stop being relocated. The reversal of traffic flow on existing streets.
7. The ANC Chair has the Traffic Study delivered one week ago and they are still reviewing it. The SMD also stressed the maintenance on the open area of public space that the applicant is proposing. How it is funded and who exactly would be responsible for the maintenance. The shade structure (pavilion) needs to show the community a shade study showing that that area is sufficiently shade to cover the playground. ANC asked DGS to hold conversations with the neighbors to the proposed pavilion area with regards to noise, etc.
8. A generalize signage plan that will guide throughout the proposed project

2:43 pm – 2:52 am

*Approved w/Conditions – Vote: 5 to 0*

**The applicant will remove the type descriptive and remove the GW monument from the plans and upload a revised plan.**

17) ANC 2A07 - **600 22ND STREET NW** - Permittee: Shawmut Construction - Owner: Shawmut Construction - Fixture: Sign (w/footings)(Exception), Sign-Free Standing # 337198

Discussion:

1. The GW sculpture is no longer part of this application per the applicant and the sizes of the signs are within the guidelines.
2. Remove the type descriptive so that it doesn't include the GW monument is not included in PSC approval and upload revised plans.

***Mr. Lucky Barbieri was welcomed to the PSC by Matthew Marcou and the meeting was adjourned at 3:00 pm.***