

Background to Neighbor Survey

At the BZA hearing on January 30, the board asked the applicant and the community to work together to develop a list of proposed conditions. To facilitate this and to ensure that all voices have the opportunity to be heard, neighbors developed a comprehensive survey requesting input on the proposed conditions to date.

The conditions referenced in the survey were either those proposed at the January 19th meeting and already agreed to by the applicant (see exhibit 55), or those offered as suggestions in the OP report of January 23 (see exhibit 54), or in one case (on signage), suggested by a neighbor.

This survey was comprehensive and widely distributed to neighbors on the unit block of Randolph Place. It was aimed only at gauging opinions from neighbors in the immediate vicinity of the proposed restaurant. Every effort was made to make sure that it was comprehensive and fair and represented the proposed conditions under discussion without bias. In fact, where lists were presented they were randomized so that respondents were not unduly influenced by the order in which they appeared. Respondents were encouraged to share any problems or questions about the survey with a neighbor representative. None were received.

The survey report was shared with Commissioner Holliday in advance of the February 16 meeting so that it could be used to inform the discussion and make sure that a full range of neighbor views were considered. This was particularly important as that meeting was held on a holiday weekend and many neighbors had indicated they would be unable to attend. Unfortunately this was the second time a meeting was held on a holiday weekend, despite several neighbors indicating their preference for a weeknight meeting.

The survey used the Survey Gizmo platform which is accessible and easy to use. What respondents saw looked like the below image. The full survey follows.

The screenshot shows a survey titled "Randolph Place Neighbors Survey" with a question about hours of operation. The question text is: "6. In submissions to BZA, Jam Doung owners indicated that they were seeking hours until 1am everyday except Sunday when they would be closed. However, they agreed to more restrictive hours following the January 19 meeting. After that meeting, the Office of Planning raised the possibility of even more restrictive hours (see Exhibit 54). Please indicate which option you find preferable." There are three radio button options: 1) "Allowable hours of operation: kitchen will close by 10 PM, restaurant closes at midnight or earlier. [Jan 19 meeting]" 2) "The hours of operation shall be limited to 11:00 am to 10:00 pm Monday through Thursday and 11:00 am to 11:00 pm Friday and Saturday. Sunday the restaurant shall not operate pursuant to the applicant's statement that the restaurant would be closed on Sundays [Office of Planning]" 3) "Other - [please specify]" followed by an empty text input field. At the bottom of the form, there are "Back" and "Next" buttons, and a progress bar showing 44% completion.

Randolph Place Neighbors Survey

Neighbors,

This survey is designed to gather feedback on the development of the former McCoy Sisters building at 1724 North Capitol Street NW. It is aimed in particular at those neighbors who live within 200 feet of the intersection of Randolph Place NW and North Capitol Street, but we also welcome input from other close neighborhood residents.

In order for your response to be included, please make sure that you answer the final questions to include your name and address. The survey should take less than five minutes. Although this survey will work on mobile devices, you may find it easier to complete on a desktop.

Neighbors are encouraged to familiarize themselves with this case by reading the documents filed on [IZIS](#). This survey references (largely verbatim) conditions that were originally proposed either by neighbors (Exhibit 55 - though the accompanying memo was not reviewed by neighbors) or by the Office of Planning (Exhibit 54).

Any questions about or problems with the survey can be sent to [\[neighbor email hyperlink included\]](#)

Thank you.

1) The owners of Jam Doung (located at 1726 North Capitol Street NW) have applied for a variance to turn 1724 N Capitol Street (the former McCoy Sisters building) in to a restaurant on two floors with a second floor outdoor terrace ("roof deck") at the rear (adjacent to 9 Randolph Pl NW).

The owners require a variance to the zoning laws to open a restaurant. This is because 1724 North Capitol Street is zoned as residential.

An applicant for a use [variance](#) must prove that the strict application of a zoning

regulation would result in "exceptional and undue hardship upon the owner of the property."

In most cases, difficulty or hardship results from physical characteristics that make the property unique or difficult to use - in this case as a residence.

The BZA must determine that granting the request would not cause substantial detriment to the public good and would not be inconsistent with the general intent and purpose of the Zoning Regulations.

Please indicate whether you support BZA granting a variance for change of use for 1724 N Capitol Street NW to a restaurant. Please note: subsequent questions will identify potential conditions.

- I support granting a variance for a restaurant on the first floor only, with conditions
- I support granting a variance for a restaurant on the first floor and second floor, with conditions
- I do not support a variance at all
- I don't know

2) Some neighbors have raised concerns about the proposed second floor roof deck or outdoor terrace. This proposed roof deck will be at the rear of the property, adjacent to 9 Randolph Place NW and will also overlook the alley between Randolph Pl and S Street. Plans are available [here](#) -- view Exhibit 29.

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Please indicate whether you support restaurant use for this proposed roof deck. Please note, subsequent questions will identify potential conditions.

- I support the development of a restaurant roof deck, with conditions
 - I do not support a restaurant roof deck
 - I don't know
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3) On January 19, a small group of neighbors met with the Jam Doung owners to discuss some possible conditions. Because of short notice, attendance was low - this survey is an attempt to gauge consensus among the neighbors who were unable to attend.

Below is a list of some conditions that were tentatively agreed to by neighbors present and the applicants/owners of Jam Doung, and later submitted to BZA as [Exhibit 55](#), prior to gaining full consensus. Note: this list omits some more contentious conditions which will be asked about in subsequent questions. Please indicate whether you support the following conditions, if a variance is granted.

	Support	Do not support
Jam Doung will not have live, recorded or amplified music in on or above any outdoor space on the property.	()	()
Jam Doung will install and maintain planters, plantings and/or shrubberies for the purpose of abating noise emanating from a proposed sidewalk cafe, if the sidewalk cafe is approved	()	()
All proposed outdoor seating areas close at 9 PM or earlier.	()	()
Jam Doung will take all necessary steps to request DDOT install bollards or apply street markings to abate illegal parking on the north side of Randolph Place NW at the North Capitol intersection.	()	()
Jam Doung will take all necessary steps to request DDOT to install a bike rack near the restaurant.	()	()
Jam Doung in partnership with the appropriate ANC5E commissioners will support traffic and parking remediation initiatives supported by 50 percent or more of the unit block of Randolph Pl NW residents.	()	()
All refuse contractors will not block traffic on Randolph Pl when removing recycling, trash or grease so as not to impede traffic flow on Randolph Pl.	()	()
Jam Doung will evaluate the use of a refuse compacting machine and the availability of DC grants for purchases of such a machine by restaurants.	()	()

Jam Doung will maintain a trash and snow-free sidewalk on its property and abutting public space such as tree boxes.	()	()
Jam Doung will maintain a contract with a pest abatement (interior and exterior) service provider	()	()
Jam Doung will request that DC Water ensure current City sewer lines are sufficient for restaurant use.	()	()

4) Please use the box below for any comments related to the list above.

Parking

5) The following proposed conditions may have an impact on available parking on our block. Please indicate whether you support their inclusion as conditions, if a variance is granted.

	Support	Do not support
Jam Doung in collaboration with the unit block of Randolph Place NW neighbors and the support of appropriate ANC5E commissioners will take all necessary steps to request DDOT converts one side of Randolph Pl NW to Resident Permitted Parking only until midnight.	()	()
Jam Doung will take all necessary steps to ensure delivery vehicles to Jam Doung do not impede traffic flow on Randolph Pl., including requesting that DDOT identify a Loading Zone with limited hours.	()	()

Jam Doung will request DDOT to designates a "drop off" location for taxis and ride shares.	()	()
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Hours

6) In submissions to BZA, Jam Doung owners indicated that they were seeking hours until 1am everyday except Sunday when they would be closed. However, they agreed to more restrictive hours following the January 19 meeting. After that meeting, the Office of Planning raised the possibility of even more restrictive hours ([see Exhibit 54](#)). Please indicate which option you find preferable.

Allowable hours of operation: kitchen will close by 10 PM, restaurant closes at midnight or earlier. [Jan 19 meeting]

The hours of operation shall be limited to 11:00 am to 10:00 pm Monday through Thursday and 11:00 am to 11:00 pm Friday and Saturday. Sunday the restaurant shall not operate pursuant to the applicant's statement that the restaurant would be closed on Sundays [Office of Planning]

Other - [please specify]: _____

Second floor roof deck

7) If BZA determines that the applicants have met the criteria for a variance for the second floor, which of the following options for the second floor roof deck or outdoor terrace do you find preferable?

Jam Doung will install sound insulated walls on its second floor patio for walls facing residents in order to abate noise, if use of a second-floor patio is permitted.

Restaurant use, in addition to any other use(s), shall be prohibited on the second floor "outdoor terrace".

Other - [please specify]: _____

Trash

8) The DDOT report on this application states that "the applicant has worked with DDOT and OP to revise drawings [...] so that trash is stored in an internal location consistent with public space regulation."

Please indicate which of the following conditions related to trash storage you find preferable, if a variance is granted.

If permission is granted to have a dumpster placed on Randolph Pl NW behind the building restriction line, a screen, fence or barrier will be installed to minimize visual impact and rodent access.

The applicant shall not store any trash receptacles outside, and trash shall be stored inside the restaurant;

Other - [please specify]: _____

9) Please indicate which of the following conditions related to trash collection that you find preferable, if a variance is granted.

Jam Doung will retain a private contractor to remove trash and garbage at least twice per week and retain a private contractor to remove trash for recycling at least once per week.

Trash pickup shall occur on Monday, Wednesday, and Friday between 7:00 am and 10:00 am.

Other - [please specify]: _____

Signage

10) Please indicate whether you support the following proposed condition related to signage.

	Support	Do not support
Any projected or lighted signage should be located on North Capitol Street facing wall and the only signage permitted on the Randolph Place facing wall will be painted on the door and/or window.	()	()

11) Please share any additional feedback on the issue of signage, or any alternative conditions.

12) Is there anything else you would like to add?

13) In order to use your responses to compile a report, we need your name and address.

Name: _____

Address: _____

Email address: _____

14) Do you live within 200 feet of 1724 North Capitol Street NW? (Note: residents who live within a 200 feet radius should have received a letter informing them of this case last year).

Yes

No

Not sure/Don't know

Thank You!

Thank you so much for taking this survey. Your response is very important to us. If you would like to share any further feedback please contact [\[name\]](#) at [\[neighbor email hyperlink included\]](#)
