

## **Neighbor Feedback on Conditions for Proposed New Restaurant at 1724 N Capitol Street NW**

*A neighbor survey of Randolph Place and nearby residents on proposed conditions for BZA #19887*

This report outlines findings of a survey of residents and owners of the unit block of Randolph Place NW and other nearby homes about the potential development of the former McCoy sisters building at 1724 N Capitol Street NW into a sit-down restaurant.

### **Background**

- This survey was distributed to neighbors via the RandolphPlaceDC block Google group. This list serv currently has 127 members.
- Neighbors were encouraged to share the survey with any neighbors that may not have been on the Google group.
- The survey was open for responses between 6pm on February 2, 2019 and 8pm on February 10, 2019. Four email reminders were sent during that period via the Google group.
- Thirty completed responses were received.
- All participants in the survey reside or own a residence within one block of 1724 N Capitol Street NW, with most respondents reporting addresses on the unit block of Randolph PI NW
- At the beginning of the survey neighbors were urged to familiarize themselves with documents relating to the zoning case on IZIS, with links and references to exhibits relating to proposed conditions included.
- Neighbors were asked about their support of proposed conditions developed either at the January 19 meeting between neighbors and the applicants (Exhibit 55 - though the accompanying memo was not reviewed by neighbors) or in the Office of Planning Supplemental Report (Exhibit 54). They were also given the opportunity to propose alternative conditions or share comments.

### **Findings**

The survey showed that there is considerable agreement among the neighbors on Randolph Place on conditions.

#### Proposed conditions with unanimous support by neighbors, if a variance is granted

All respondents indicated that they were in support of the following conditions if a variance is granted:

- Jam Doung will not have live, recorded or amplified music in on or above any outdoor space on the property. (100 percent)
- 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. (100 percent)

- 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. (100 percent)
- 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. (100 percent)
- 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. (100 percent)
- Jam Doung will maintain a trash and snow-free sidewalk on its property and abutting public space such as tree boxes. (100 percent)
- Jam Doung will maintain a contract with a pest abatement (interior and exterior) service provider. (100 percent)
- Jam Doung will request that DC Water ensure current City sewer lines are sufficient for restaurant use. (100 percent)
- 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. (100 percent)

Conditions supported by a majority of neighbors

A majority of respondents indicated support for the following conditions. Where respondents were presented with conflicting proposed conditions (from either the OP supplementary report or the list developed at the January 19 meeting) the alternate less supported option is also listed in italics.

- All proposed outdoor seating areas close at 9 PM or earlier. (87 percent)
- Restaurant use, in addition to any other use(s), shall be prohibited on the second floor “outdoor terrace”. (63 percent)
  - *Alternate option not supported by a majority of residents: 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. (37 percent)*
- 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. (67 percent)
  - *Alternate option not supported by a majority of residents: Allowable hours of operation: kitchen will close by 10 PM, restaurant closes at midnight or earlier. (30 percent)*
- Jam Doung will take all necessary steps to request DDOT to install a bike rack near the restaurant. (93 percent)

- 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. (93 percent)
- 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. (83 percent)
- 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. (93 percent)
- The applicant shall not store any trash receptacles outside, and trash shall be stored inside the restaurant; (53 percent)
  - *Alternate option not supported by a majority of residents: 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. (43 percent)*
- Trash pickup shall occur on Monday, Wednesday, and Friday between 7:00 am and 10:00 am. (53 percent)
  - *Alternate option not supported by a majority of residents: 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. (40 percent)*

### **Proposed Roof Deck or Outdoor Terrace**

Almost two-thirds of respondents (63 percent) said that they do not support a restaurant roof deck or second floor terrace. The remainder support it only with conditions including installing sound insulated walls on its second floor patio for walls facing residents in order to abate noise. Among residents whose homes are located closest to the proposed restaurant, almost 70 percent are against a roof deck or second floor terrace.

### **Other conditions not supported by neighbors**

The following condition which had been proposed following the January 19 meeting was not supported by a majority of neighbors:

- Jam Doung will request DDOT to designate a "drop off" location for taxis and ride shares. (41 percent)

## **Selection of Verbatim Comments from Neighbors**

Respondents were given multiple options to leave comments or recommend alternate conditions:

*"Noise and parking are key. I do not support expansion if it causes more traffic issues than we have now."*

*"Sadly, none of the above [proposed conditions] will suffice as the neither the current owners, nor the city currently take sufficient steps to address rodents, littering by restaurant patrons, illegal parking all down the block by restaurant patrons, etc."*

*"My main concern is noise. Yes, I strongly support closing all outdoor areas before 9pm, but I would also like to see noise dampening measures taken for indoor spaces as well. If done well this can be a welcomed addition to Bloomingdale."*

*"Yes for ambient music inside ONLY; NO MUSIC outside"*

*"Any trash and recycling containers should be stored within the building restriction line, but not necessarily inside the restaurant, if alterations can be made to the building."*

*"I think trash removal should be the same as other restaurants in residential area"*

*"Any request for a dedicated delivery zone should be limited in hours that will not include hours of street sweeping, currently Wednesdays and Thursdays between 12:30 and 2:30, or the hour leading up to street sweeping hours (11:30-12:30am)"*

*"Staunchly oppose any variance at all as there is no reason to believe city, owner, patron behavior will improve. If variance is granted, unit block of Randolph should be made one way east-bound to help reduce traffic that will surely increase as a result."*

*"Maintaining trash and shrubbery/trees are my greatest concern. This particular street corner is littered with trash and no one maintains the tree boxes. This sort of neglect invites crime."*

*"DC Parking enforcement should be much more diligent, even with the restaurant in its current state. Cars are parked in prohibited spaces outside Jam Doung all day long."*

*"I am strongly against a second floor roof deck or outdoor terrace because of noise and proximity to houses. I think parking issues need to be adequately addressed before issuing a variance is even considered by BZA. The current parking and traffic situation does not support another high traffic business at that intersection."*

*"We need a condition for trash monitoring/clean up on Randolph Place on a daily basis."*

*"Possible alternative language [re. signage]: Only one (1) external sign may be displayed on the building's facade on North Capitol, provided that the sign is not illuminated and is flush-mounted."*

*"Signage should be painted, not made of plastic."*

*"Signage is up the establishment. Much like no one has say on what colour I paint my house, I don't have say on how they choose to sign."*

## List of participants

This document relies on the views expressed by the following neighbors, 29 of whom reside or own homes on or abutting the unit block of Randolph Place NW, with the remaining one living within 200 feet of the proposed restaurant:

1. Betsy McDaniel
2. Angela Jones
3. William Weber
4. Eric Newman
5. Peter Gadfort
6. Margaret J Harty
7. Brendan Smith
8. Albert Hopper
9. Benjamin Williams
10. Jason Phillips
11. Cecilia Newman
12. Sophie Bethune
13. Natalie Hopkinson
14. Kristin Leake
15. Zach Williams
16. Aparna
17. Gwendolyn Hodge
18. Irfana Noorani
19. Arif Noorani
20. Michael
21. Kris Dodge
22. Danielle Watts
23. David Tansey
24. Torrance Hucks
25. William Henderson
26. Kelly Dodge
27. RICHARD MCCLENDON
28. Lesley Devrouax
29. Janet Johnson
30. Philippe Briandet

Prepared on February 13, 2019.