

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA
2 ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION
3 ALCOHOLIC BEVERAGE CONTROL BOARD
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6 IN THE MATTER OF: :
7 Hopeful, Inc. t/a To Be :
8 Determined(formerly Bobby :
9 Lew's Saloon) :
10 1815 Columbia Road NW : Fact-Finding Hearing
11 License #91955 :
12 Retailer CR :
13 ANC-1C :
14 Request to Extend :
15 Safekeeping :

16 - - - - -X

17 Wednesday, October 7, 2015

18
19 Whereupon, the above-referenced matter
20 came on for hearing at the Alcoholic Beverage
21 Control Board, Reeves Center, 2000 14th Street,
22 N.W., Suite 400S, Washington, D.C. 20009.

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2 CHAIRPERSON:

3 RUTHANNE MILLER, Presiding

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5 BOARD MEMBERS:

6 DONALD BROOKS

7 MICHAEL SILVERSTEIN

8 JAMES SHORT

9 HERMAN JONES

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11 ALSO PRESENT:

12 MAUREEN ZANIEL, ESQ.,

13 on behalf of District of Columbia

14 LISA DRAZEN, President, Hopeful, Inc.

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P R O C E E D I N G S

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CHAIRPERSON MILLER: Okay. So that brings us to our fact-finding hearing, Hopeful, Inc., to be trading as to be determined, formerly Bobby Lew's Saloon, License #91955.

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Good morning.

MS. DRAZEN: Good morning.

CHAIRPERSON MILLER: Would you identify yourself for the record, please.

MS. DRAZEN: Lisa Drazen, President, Hopeful, Inc.

CHAIRPERSON MILLER: Okay. So on the calendar, I'm pretty sure they have the address wrong. You have an address on our calendar for today that has you at Connecticut Avenue, but I don't believe you're at Connecticut Avenue.

MS. DRAZEN: No, no. The Hopeful, Inc., is 6403 Kirby -- K-i-r-b as in boy-y -- Road, Bethesda, Maryland 20817.

CHAIRPERSON MILLER: Okay. So I think that this is going to be a fairly brief hearing.

OLENDER REPORTING, INC.

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1 We have some hearings from time to time to look
2 at licenses that have been in safekeeping for a
3 while, and I know that yours has. And I believe
4 that you're making efforts to move it out.

5 If you can just put on the record what's
6 happening with the license?

7 MS. DRAZEN: Yes. The license is in
8 safekeeping as we develop the physical site, 1815
9 Columbia Road --

10 CHAIRPERSON MILLER: Okay.

11 MS. DRAZEN: -- into a mixed-use
12 commercial residential building. We have
13 contracted with all the architects, engineers,
14 surveyors, leasing agents that are needed for the
15 development team, and we are now in pre-
16 development desktop work, which means that we
17 have created our concept plans. We're going to
18 schematic. Once schematic is approved by the
19 owner, we'll be going to construction drawings
20 and permitting. So we are in the middle of that
21 development process.

22 Our contracts say that develop --

1 construction should start about November 2016,
2 and we should be concluded in construction
3 November 2017. Of course, those are projected
4 dates.

5 So our commercial leasing agent, which is
6 Bill Miller of Miller Walker Real Estate, is
7 currently looking for an appropriate food and
8 beverage tenant who will make use of the license,
9 and when we have renderings for him and floor
10 plans for the space, he will become very active.

11 CHAIRPERSON MILLER: When will you have
12 those renderings?

13 MS. DRAZEN: We don't have them yet. We
14 should have them maybe in 6 months.

15 CHAIRPERSON MILLER: I also have -- the
16 Board has, I guess, been given, I guess, a one-
17 page outline of what -- letter about what's going
18 on with respect to the license dated August 25th,
19 2015.

20 MS. DRAZEN: Oh, that's --

21 CHAIRPERSON MILLER: It's in our file.

22 MS. DRAZEN: Yes.

1 CHAIRPERSON MILLER: What kind do of a
2 determination letter did you get from Zoning
3 Administrator?

4 MS. DRAZEN: Oh, a determination letter
5 having to do with our concept, and it basically
6 tells us what we can do with the site and what we
7 can't do on the site --

8 CHAIRPERSON MILLER: Okay.

9 MS. DRAZEN: -- with regard to zoning
10 rules, like our floor area ratio must be a
11 maximum height --

12 CHAIRPERSON MILLER: Mm-hmm.

13 MS. DRAZEN: -- rear yard setback,
14 demolition, cornices in the back of the building,
15 that kind of thing.

16 CHAIRPERSON MILLER: Okay. And the EISF,
17 is that an environmental impact statement, or
18 does that refer to something else?

19 MS. DRAZEN: That's a -- the D.C.
20 Department of Environment, but it's coordinated
21 by DCRA, has a very, very lengthy environmental
22 impact survey form.

1 CHAIRPERSON MILLER: Survey form, okay.

2 MS. DRAZEN: and if you meet certain
3 requirements, you must submit it 4 to 6 months
4 before you're permitted.

5 So we are actively working on our EISF
6 right now, and it's quite lengthy. All of our
7 engineers have to respond to it. It's being
8 coordinated, and we'll be submitting it maybe,
9 hopefully, in 30 days.

10 CHAIRPERSON MILLER: Did you say you
11 couldn't get a permit for 4 to 6 months or 46
12 months?

13 MS. DRAZEN: It takes the D.C. -- 19
14 agencies contribute to the review of the EISF,
15 and we are told by -- I think her name is Toni
16 Taylor. I'm not quite sure, but I think it's Ms.
17 Taylor at DCRA, that it takes 4 to 6 months for
18 all 19 agencies to give their review and approval
19 of a document.

20 CHAIRPERSON MILLER: Okay.

21 MS. DRAZEN: So that if you're wondering
22 why it takes so long to get the permit and get to

1 construction, it's the EISF that's one of the
2 hold-ups.

3 CHAIRPERSON MILLER: So you are
4 renovating the property, but you don't have
5 tenants yet; is that right?

6 MS. DRAZEN: Not yet.

7 CHAIRPERSON MILLER: Okay.

8 MS. DRAZEN: No tenant.

9 We have a list of tenants who have
10 expressed an interest, but no one will actually
11 take it seriously until we have renderings for
12 them.

13 CHAIRPERSON MILLER: Okay. And when did
14 you say that would be?

15 MS. DRAZEN: Hopefully within 6 months.
16 Hopefully sooner, but God knows.

17 CHAIRPERSON MILLER: Right. Okay, right.

18 All right. Questions by Board members?
19 Mr. Brooks.

20 MR. BROOKS: Thank you, Madam Chair.

21 A question. You indicated that you're
22 going to do residential and commercial?

1 MS. DRAZEN: Yes.

2 MR. BROOKS: Okay. So the ground floor
3 and the cellar are going to be --

4 MS. DRAZEN: Commercial.

5 MR. BROOKS: -- commercial.

6 So where would the residential portion
7 be?

8 MS. DRAZEN: It would be above, five
9 stories above.

10 MR. BROOKS: Oh, okay. So you're going
11 up?

12 MS. DRAZEN: Yes. It's the only way we
13 can afford to meet all of the new D.C. codes, and
14 most developers will tell you that.

15 MR. BROOKS: Okay. And --

16 MS. DRAZEN: We have to do things like
17 replace the main water line, which is 125 years
18 old, in front of our building, replace sanitation
19 pipes that are 100 years old and terracotta. We
20 have to meet green environmental regulations,
21 green housing code regulations, bike storage,
22 perhaps trees on our roof, which is very, very

1 expensive.

2 MR. BROOKS: Yeah, I can imagine.

3 Thank you, Madam Chair.

4 CHAIRPERSON MILLER: Okay. Any other
5 questions?

6 MR. BROOKS: Not really.

7 CHAIRPERSON MILLER: Okay. Well, this is
8 very informative. You didn't have anything in
9 the record since August in writing, right?

10 MS. DRAZEN: I don't think so.

11 CHAIRPERSON MILLER: So what we've been
12 doing pretty consistently lately is we'll grant
13 you an extension, but we'll be doing it for 6
14 months at a time. And we're going to grant it
15 until March 31st of 2016 at which time it looks
16 like you are going to need to renew, so --

17 MS. DRAZEN: Right.

18 CHAIRPERSON MILLER: It looks that way.

19 So if you would at that time -- by that
20 time, you know, submit a request to renew and
21 also submit an update of where you are with
22 respect to making progress towards bringing the

1 license back into use, that would be --

2 MS. DRAZEN: I'm delighted to.

3 CHAIRPERSON MILLER: Okay. Then we're
4 all set.

5 MS. DRAZEN: Thank you.

6 CHAIRPERSON MILLER: If you have any
7 questions in the meantime, feel free to contact
8 our staff.

9 MS. DRAZEN: Will do.

10 CHAIRPERSON MILLER: Thank you very much.

11 [Whereupon, the above-entitled matter
12 concluded.]

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