

PRESENT:

RUTHANNE MILLER, Chairperson

DONALD BROOKS, Member

NICK ALBERTI, Member

HECTOR RODRIGUEZ, Member

MIKE SILVERSTEIN, Member

JAMES SHORT, Member

HERMAN JONES, Member

1 P-R-O-C-E-E-D-I-N-G-S

2 9:50 a.m.

3 CHAIRPERSON MILLER: Okay, we can turn
4 to our Fact Finding Hearings now. That concludes
5 our Show Cause Status Hearings.

6 First case on the Fact Finding
7 calendar is Bardo Riverfront, located at 25
8 Potomac Avenue, Southeast, License No. 98547 in
9 ANC 6D.

10 Good morning, sir. You're here for
11 this case, right? You can sit down, because
12 actually the microphone is on the table.

13 MR. STEWART: I have these -- I talked
14 to the lady a couple of days ago and asked her to
15 print these out because she's having a hard time
16 printing them in large format.

17 So, I was just going to pass them out.

18 CHAIRPERSON MILLER: So, why don't we
19 start with introductions for the record, please?

20 MR. STEWART: I'm Bill Stewart. I'm
21 from Bardo. I own the place. I'm not an
22 attorney or anything.

1 CHAIRPERSON MILLER: I'm sorry?

2 MR. STEWART: I said I'm not an
3 attorney.

4 CHAIRPERSON MILLER: Okay.

5 MR. STEWART: I own the place.

6 CHAIRPERSON MILLER: All right, well,
7 this is not an evidentiary hearing or anything
8 like that. This is -- we call it fact finding.
9 We just want to find out more information about
10 your application in this case.

11 Good morning, is it Commander Brown?

12 COMMANDER BROWN: Good morning, yes,
13 Commander Jeff Brown, MPD First District.

14 CHAIRPERSON MILLER: Thank you for
15 coming down, and I know that, you know, your time
16 is quite precious, so, I want to ask you if
17 there's something you want to say about the case
18 up front, or if you want to listen --

19 COMMANDER BROWN: I'll listen first.

20 CHAIRPERSON MILLER: -- and then --

21 COMMANDER BROWN: I'm good for now.

22 CHAIRPERSON MILLER: -- give an

1 opinion. All right, that would be great.

2 Okay, Mr. Stewart, so, you've filed an
3 application for two acres -- to use two acres of
4 open space near the stadium. Why don't you
5 describe what you want to do there?

6 MR. STEWART: Yes, basically, MRP came
7 to us and said, you know, they had this
8 construction lot and they wanted to do something
9 that --

10 CHAIRPERSON MILLER: Who came? I'm
11 sorry.

12 MR. STEWART: I'm sorry.

13 CHAIRPERSON MILLER: Who came to you?
14 Who came to you, sir?

15 MR. STEWART: MRP Real Estate.

16 CHAIRPERSON MILLER: Okay, MRP Real
17 Estate?

18 MR. STEWART: Yes, they came to us and
19 said they wanted to do an amenity for their new
20 condos they're putting in. So, I said fine.

21 So, we're going to do a brew garden,
22 similar to the one we have in Trinidad right now.

1 Basically, they said they had two
2 acres left, and it's Phase 4 of their
3 development, and they can't do this development
4 until the bridge is -- you know, the new bridge
5 is built and the old bridge is torn down, then
6 they can proceed with their development.

7 So, they wanted something besides, you
8 know, a vacant lot there for the next six years.
9 So, we're going to try.

10 When they came to me, they said they
11 had two acres, and I'm like, that's a lot of
12 land.

13 So, what we did, if you look at your
14 thing, down by the river is the nicest part of
15 the lot. So, we put most of the seating down
16 there, and then we had a lot of land left over.

17 So, we're putting in a dog park, and
18 there's a public area for -- like a grassy area
19 for frisbee or yoga or farmers markets or
20 whatever they'd like, and there's a cornhole
21 area. So, that's basically how we laid it out.

22 So, the ANC has more like a park,

1 where you can drink beer, and I think that's a
2 good analogy, and you probably want to know how
3 is it not like the bull pen and how is it not
4 like the previous applicants, who came in here
5 and said they wanted to have 10,000 people
6 drinking beer on that lot.

7 So, I think that's why MRP came to us,
8 because we have an established record and we
9 don't do that stuff. We're not catering to
10 sports fans. We're not catering -- we're not
11 going to have no batting cages, no pitching
12 areas, no murals of sports stars, no Bud Light in
13 cans, none of that stuff. No bands. We've
14 already talked to the ANC about that.

15 We've been in discussion with ANC and
16 ANC Alcohol Committee, and we're trying to get
17 something worked out to make them happy, and once
18 they're happy, I was going to go to Commander
19 Brown, present him what we have. Have his
20 comments, and then go to you guys and present
21 what I think is everybody -- makes everybody
22 happy, because I know that the previous thing has

1 left such a bad -- poisoned the well, you know,
2 that we got to do a lot of, you know, overcoming
3 that.

4 So, I'm well aware of how bad -- I
5 mean, the ANC and the ANC Committees have told me
6 how bad it was before. So, I know you rejected
7 it because it was horrible. So, that's my basic
8 background.

9 CHAIRPERSON MILLER: So, you're still
10 in the process --

11 MR. STEWART: Yes, ma'am.

12 CHAIRPERSON MILLER: -- of doing this?
13 Okay, and you're not planning on devoting two
14 acres to the beer garden, because you said -- you
15 described all these other things.

16 MR. STEWART: Right.

17 CHAIRPERSON MILLER: How much area is
18 going to the beer garden?

19 MR. STEWART: Well, I mean, we were
20 assuming that people could drink beer, pretty
21 much if they're playing cornhole or if they're
22 playing with their dog of whatever.

1 CHAIRPERSON MILLER: Okay.

2 MR. STEWART: But the actual beer
3 garden, the seating and all of that, it's just
4 going to be along the river.

5 CHAIRPERSON MILLER: Okay.

6 MR. STEWART: Because that's the
7 nicest area. It's quiet, you know, got a river
8 view, all of that, and the way the construction
9 worked out, there's a huge gravel lot there, but
10 there's a strip that's 50 foot wide by 200 foot
11 long, that still has the trees and the grass
12 there.

13 So, we've gone in there and cleaned
14 that up and right there, that's about 700 people,
15 and I really don't see having more than that,
16 unless there's a ball game going on, and then you
17 got to go into like a different mode.

18 CHAIRPERSON MILLER: Is the area where
19 there is drinking or service of beer going to be
20 fenced?

21 MR. STEWART: Yes, the whole lot is
22 fenced. It's got an eight foot high fence all

1 the way around it.

2 CHAIRPERSON MILLER: Okay.

3 MR. STEWART: So.

4 CHAIRPERSON MILLER: And are you
5 having -- what kind of music are you having?

6 MR. STEWART: Well, I was talking to
7 the ANC and we've decided that just noon to five
8 or noon to six, we'll have music.

9 CHAIRPERSON MILLER: Okay.

10 MR. STEWART: So, they were
11 complaining about the fairgrounds going until ten
12 at night, and I was like, fair enough. That's
13 fine.

14 CHAIRPERSON MILLER: And what kind of
15 music would it be?

16 MR. STEWART: I don't know, bluegrass,
17 DJ's, that kind of stuff.

18 CHAIRPERSON MILLER: Okay, and I mean,
19 I don't know if you've thought it all through,
20 but it is -- you're going to have music all the
21 time or just music on certain days?

22 MR. STEWART: No, at Trinidad, I don't

1 have a music permit or entertainment permit --

2 CHAIRPERSON MILLER: Okay.

3 MR. STEWART: -- and that's fine with
4 me, because I don't like dealing with all the
5 hassle, and I usually tell anybody that wants to
6 have anything for example, Crawfish for Cancer
7 had an event on Sunday, or Saturday, and I just
8 said, "Well, you go down apply to the ABRA, get
9 the \$150 one-day permit," you know, and I'm
10 limited to six a year, and that's fine, you know.

11 CHAIRPERSON MILLER: Yes.

12 MR. STEWART: Six times a year, that's
13 all I'm really happy with, and they've said,
14 "Well, as long as it's noon to five, then we
15 really don't care." So, I said, "Okay, that's
16 fine too."

17 CHAIRPERSON MILLER: And what kind of
18 food are you going to serve?

19 MR. STEWART: We're going to have food
20 trucks there at the beginning.

21 CHAIRPERSON MILLER: Okay.

22 MR. STEWART: But my brother wants to

1 do pizza later, but that's Stage II.

2 CHAIRPERSON MILLER: And how about
3 patrons that are younger than 21, are they
4 allowed in the beer garden?

5 MR. STEWART: Pretty much, it's going
6 to be like a park. It's -- well, in Trinidad, we
7 let everybody in.

8 CHAIRPERSON MILLER: Okay.

9 MR. STEWART: But usually it ends up
10 being like adults, and you know, zero to five
11 year old kids, and that's pretty much -- and
12 dogs.

13 So, that's like what we have. We
14 don't really have much in between there.

15 CHAIRPERSON MILLER: Okay.

16 MR. STEWART: So, we do the same
17 thing, and except when ball games happen. Then
18 obviously, that's going to be the big problem
19 time, and then we will have bouncers. We will
20 have wrist bands. We will have, you know, people
21 going through the crowd, making sure nobody is
22 doing any funny business, like handing drinks to

1 other people, etcetera.

2 But if people behave the same way
3 they're doing in Trinidad, we really haven't had
4 any problems. We haven't had any police calls.
5 We haven't had anybody acting up.

6 CHAIRPERSON MILLER: Okay, great. All
7 right, I'm going to let others pose questions.
8 Mr. Brooks?

9 MEMBER BROOKS: Yes, thank you, Madam
10 Chair. What about parking? What arrangements
11 have you made for that?

12 MR. STEWART: We're going to have 500
13 bike parking racks, and we're going to have Uber
14 and we're going to have Lyft and the metros, you
15 know, three blocks away.

16 MEMBER BROOKS: So, if I want to
17 drive, where would I park?

18 MR. STEWART: You know, nobody drives
19 to Trinidad. So, I don't know. We really
20 haven't had people in cars coming. They're
21 mainly neighborhood people and many on bicycles
22 and on Uber.

1 MEMBER BROOKS: Okay, but there's no
2 parking arrangements at all? No parking lots
3 nearby?

4 MR. STEWART: I haven't --

5 MEMBER BROOKS: I think there are for
6 the baseball teams.

7 MR. STEWART: Say it again.

8 MEMBER BROOKS: I've seen there is
9 parking for spectators for the baseball teams.

10 MR. STEWART: Right, yes, and there
11 are parking lots around, but I have not at all
12 specked it out.

13 MEMBER BROOKS: Okay.

14 MR. STEWART: So, I haven't made any
15 arrangements at all.

16 MEMBER BROOKS: Okay. Thank you,
17 Madam Chair.

18 CHAIRPERSON MILLER: Okay, others?
19 Mr. Silverstein?

20 MEMBER SILVERSTEIN: So, have you
21 reached out to Commander Brown or any of the
22 people at 6D?

1 MR. STEWART: Yes, I did schedule a
2 meeting with Commander Brown, and then it got
3 canceled by his office.

4 But I didn't want to go to him until
5 we get all these details worked out, because I
6 don't want to present him with the wrong thing
7 and then come back two weeks later and say, "Oh,
8 well, this has changed, this has changed."

9 MEMBER SILVERSTEIN: Okay, and --

10 MR. STEWART: I want to get the ANC
11 like, thing written up, so, we know exactly what
12 we're doing.

13 MEMBER SILVERSTEIN: And have you
14 reached out on a regular basis to the ANC? Are
15 you working with them to formulate something
16 that's acceptable, correct, Doctor?

17 Fine, if you can come before us, with
18 the approval of -- or at least with something
19 that's been worked out in collaboration with the
20 community, that would be a complete about-face
21 from what we had last time, and would -- you
22 know, that doesn't mean we're going to approve it

1 or that we're not going to look at it and see
2 what our issues are, but that would certainly put
3 you on a much, much different situation than we
4 had previously, and that's something we'd like to
5 see, I'm sure.

6 MR. STEWART: Yes, that's my
7 understanding.

8 CHAIRPERSON MILLER: All right, I just
9 want to note that Mr. Short has joined us. Good
10 morning.

11 MEMBER SHORT: Good morning.

12 CHAIRPERSON MILLER: Okay, who else
13 has questions?

14 MEMBER SILVERSTEIN: I think Mr. Short
15 does.

16 CHAIRPERSON MILLER: Yes, Mr. Short?

17 MEMBER SHORT: I've heard you, since
18 I've been here, say that you've been talking with
19 the ANC, but you don't have anything work out
20 with the ANC, that was the question I guess.

21 MR. STEWART: Yes, we just have a
22 draft agreement that we were talking about. So.

1 MEMBER SHORT: Okay, you said you had
2 a meeting scheduled with MPD, but that was
3 postponed.

4 MR. STEWART: Right.

5 MEMBER SHORT: And you want to have
6 something done and then talk with the MPD later?

7 MR. STEWART: I think that would be --
8 I don't want to waste his time, you know, coming
9 back two times or three times.

10 MEMBER SHORT: Thinking back on what
11 Member Silverstein said, I think you need to have
12 all three in collaboration, when you come here --

13 MR. STEWART: Right.

14 MEMBER SHORT: -- you have one piece
15 or two pieces missing, and then you try to do
16 something later, I can cause you big problems,
17 and problems also for the community.

18 MR. STEWART: Fair enough.

19 MEMBER SHORT: So, you need to meet
20 with Commander Brown, get the okay from the ANC.
21 I, as a Board Member, would feel a lot more
22 comfortable given that consideration.

1 But until that time, I'm a little
2 confused about doing anything until you have all
3 that collaboration up there.

4 MR. STEWART: Okay, fair enough.

5 MEMBER SHORT: That's it.

6 CHAIRPERSON MILLER: And Mr. Alberti?

7 MEMBER ALBERTI: Hi, Mr. Stewart.

8 Your plans are still a bit vague to me. So, I
9 have a series of questions.

10 MR. STEWART: Okay.

11 MEMBER ALBERTI: And --

12 MR. STEWART: Well, they are vague
13 because --

14 MEMBER ALBERTI: I understand, and so,
15 Commander Brown, if you want to piggy-back on
16 something I'm asking, please do, all right? If
17 you need clarity, please do, because you probably
18 know about -- as much about this as I do right
19 now.

20 So, what's the maximum number of
21 people?

22 MR. STEWART: Two-thousand.

1 MEMBER ALBERTI: Two-thousand, okay,
2 great. What are your plans -- so, when would you
3 expect to have that kind of crowd there? During
4 what events?

5 MR. STEWART: Only during the Nats
6 games.

7 MEMBER ALBERTI: So, only during the
8 Nats games, all right.

9 MR. STEWART: Yes, or if we had
10 something like Tour De Fat came, and used our
11 space, instead of using Yards Park.

12 MEMBER ALBERTI: Okay.

13 MR. STEWART: Something like that.

14 MEMBER ALBERTI: Okay, other than
15 those events, what is sort of the typical norm of
16 the -- how many people you're expecting to have
17 there, and how would that work?

18 MR. STEWART: Well, going from
19 Trinidad, we get about 300 people there.

20 MEMBER ALBERTI: Okay.

21 MR. STEWART: So, I don't foresee
22 having a whole lot more than that.

1 Now, when we had our place in
2 Arlington, it was 900 capacity, and it would be
3 full maybe Saturday for a few hours, and maybe
4 Friday night for a few hours.

5 MEMBER ALBERTI: Okay.

6 MR. STEWART: So, I don't really --
7 like I was saying on this letter, like most of
8 the people would be down in the seating area,
9 down by the river and semi-contained area there,
10 and I don't really see expanding out from there
11 until the Nats game goes on.

12 MEMBER ALBERTI: However, okay, that
13 leads into my next set of questions.

14 So, you've got this beer garden down
15 there, but clientele is not confined to that
16 area, is that correct, because -- so, well, let
17 me just step back.

18 So, where is the dog walking area?

19 MR. STEWART: The dog walking area --

20 MEMBER ALBERTI: I've got this map
21 here. So, maybe it would be helpful before I got
22 any farther, to explain to me, you know, each of

1 the sections --

2 MR. STEWART: Yes, up in --

3 MEMBER ALBERTI: -- you know, what
4 your plans are for each of these sections.

5 MR. STEWART: Oka, yes, the upper left
6 is a dog walking area.

7 MEMBER ALBERTI: This, right here?

8 MR. STEWART: Yes.

9 MEMBER ALBERTI: Okay, walking path,
10 right there? That area right there where the
11 bicycle racks are?

12 MR. STEWART: Yes, right behind the
13 bike racks.

14 MEMBER ALBERTI: Okay, that's dog
15 walking area?

16 MR. STEWART: Right.

17 MEMBER ALBERTI: Is it separately
18 fenced?

19 MR. STEWART: Yes, separately fenced.

20 MEMBER ALBERTI: Okay, so, it's
21 separately fenced off from the rest of the place?

22 MR. STEWART: Yes.

1 MEMBER ALBERTI: Okay.

2 MR. STEWART: And no drinking inside
3 there.

4 MEMBER ALBERTI: No alcohol allowed
5 inside there?

6 MR. STEWART: Right.

7 MEMBER ALBERTI: Okay, great.

8 MR. STEWART: Just put your dog in
9 there and you can stand outside or whatever.

10 MEMBER ALBERTI: Okay, all right, very
11 good, so no drunk dogs, okay.

12 All right, what else?

13 MR. STEWART: Okay, so, the upper
14 right corner, that's like the public area for
15 like farmers markets, yoga, whatever and --

16 MEMBER ALBERTI: An open area?

17 MR. STEWART: Yes, we'll sod that
18 area, because it's gravel now.

19 MEMBER ALBERTI: Okay.

20 MR. STEWART: I guess I should have
21 marked it better. This was -- this is a DCRA --

22 MEMBER ALBERTI: Okay, so this is --

1 okay, so --

2 MR. STEWART: And then we have two
3 bars there, top bar and a bottom bar.

4 MEMBER ALBERTI: Right here?

5 MR. STEWART: Yes, that's the bottom
6 bar, that's the top bar.

7 MEMBER ALBERTI: Okay, all right. So,
8 this is --

9 MR. STEWART: So, the top bar is out
10 in the open serving, you know, large crowds,
11 which would be the Nats.

12 MEMBER ALBERTI: All right.

13 MR. STEWART: The bottom bar would be
14 open all the time, which is the bar right next to
15 the river.

16 MEMBER ALBERTI: This bar down here?

17 MR. STEWART: Yes, sir.

18 MEMBER ALBERTI: Okay.

19 MR. STEWART: And that's more or less
20 -- that will be the node. That will be more or
21 less the center of our operation.

22 MEMBER ALBERTI: Okay, and then so, as

1 I'm looking at the -- you're looking at this, to
2 your left, it's just more picnic tables and
3 seating area?

4 MR. STEWART: Yes, that's the cornhole
5 area for people to play sports.

6 MEMBER ALBERTI: What kind of sports?

7 MR. STEWART: Cornhole.

8 MEMBER ALBERTI: Those are all
9 cornhole?

10 MR. STEWART: Yes, there's about 20 of
11 them.

12 MEMBER ALBERTI: No problem, because
13 I didn't realize it's quite that popular.

14 MR. STEWART: We got nine at Trinidad
15 and they're always all filled up.

16 MEMBER ALBERTI: Great, great.

17 MR. STEWART: Yes.

18 MEMBER ALBERTI: All right, and then
19 I see the seating down by the river.

20 So, where -- I'm trying to orient
21 myself here. So, where is the bridge in
22 relationship to this?

1 MR. STEWART: The bridge is on your
2 left side right about --

3 MEMBER ALBERTI: So, this is right
4 next to the bridge?

5 MR. STEWART: Right next to the
6 bridge.

7 MEMBER ALBERTI: Right next to the
8 bridge?

9 MR. STEWART: Yes, the bridge --

10 MEMBER ALBERTI: Okay.

11 MR. STEWART: -- is lined with fences.

12 MEMBER ALBERTI: I got you.

13 MR. STEWART: It's 20 foot high wall.

14 MEMBER ALBERTI: All right, okay.

15 MR. STEWART: And then north -- or the
16 top of the map is Potomac Avenue.

17 MEMBER ALBERTI: Right, right. I
18 didn't know -- so, I'm familiar with this, but I
19 didn't know which portion you were using, and
20 you're using that?

21 MR. STEWART: Right.

22 MEMBER ALBERTI: I'll call that the

1 western most portion of this.

2 MR. STEWART: Yes, right next to the
3 bridge, from Potomac Avenue to the river.

4 MEMBER ALBERTI: Okay, so, I'm trying
5 to understand how you're going to manage this
6 with 300 people and this huge open area.

7 Well, what do you do -- I mean, how do
8 you monitor the crowd? How do you monitor people
9 walking all over with their beers and --

10 MR. STEWART: Well, basically --

11 MEMBER ALBERTI: -- hanging out and
12 going up and taking their dog up there and then
13 coming back down, and -- well, all right.

14 MR. STEWART: Well, basically, nobody
15 can leave the premises except by the one gate,
16 which is at the front.

17 MEMBER ALBERTI: Which is where?

18 MR. STEWART: At the front, the top.

19 MEMBER ALBERTI: All right.

20 MR. STEWART: Potomac Avenue.

21 MEMBER ALBERTI: All right.

22 MR. STEWART: And you know, it's 12

1 foot wide, and nobody goes in or out with beer
2 there.

3 MEMBER ALBERTI: Okay.

4 MR. STEWART: Plus, all the beer --
5 there's no cans of beer, no bottles of beer, none
6 of that stuff.

7 MEMBER ALBERTI: All right.

8 MR. STEWART: So, nobody can stick a
9 bottle in their pocket and walk out. So, it's
10 all in pint glasses, pitchers or browlers.

11 MEMBER ALBERTI: Okay.

12 MR. STEWART: So, it's a lot harder to
13 walk out with a pint glass.

14 MEMBER ALBERTI: But you're selling
15 browlers too?

16 MR. STEWART: Yes, that's true.

17 MEMBER ALBERTI: Which they can take
18 off the premise. Okay, go ahead.

19 MR. STEWART: And there will be a guy
20 there monitoring, making sure nobody goes in and
21 out.

22 MEMBER ALBERTI: All right.

1 MR. STEWART: Without, you know -- you
2 know, right on with that.

3 So, within the spot, I mean, we're
4 going to have roving bouncers doing, you know,
5 whatever they do, which is, you know, making sure
6 people aren't misbehaving.

7 But it is a lot of area, like you
8 said.

9 MEMBER ALBERTI: Yes, so, help me --
10 help me understand this a little bit better.

11 From Potomac Avenue down to the river,
12 how far is that approximately?

13 MR. STEWART: It's about 400 feet.

14 MEMBER ALBERTI: Okay, about 400 feet?

15 MR. STEWART: Yes, which is a lot.

16 MEMBER ALBERTI: Right, which is --
17 okay, that's almost -- well, that's like two-
18 thirds of a football field, I guess, or something
19 like that, right?

20 MR. STEWART: It's --

21 MEMBER ALBERTI: A football field is
22 --

1 MR. STEWART: -- a whole football
2 field. A football field is like 360 feet, or
3 something.

4 MEMBER ALBERTI: Yes, all right,
5 football is 100 yards, that would be 300 feet.

6 MR. STEWART: Yes.

7 MEMBER ALBERTI: So, it's a little bit
8 more --

9 MR. STEWART: Well, you've got --

10 MEMBER ALBERTI: -- than a football
11 field.

12 MR. STEWART: Yes.

13 MEMBER ALBERTI: Right? Right,
14 football field is --

15 MR. STEWART: It's more than a
16 football field.

17 MEMBER ALBERTI: And then how wide is
18 it?

19 MR. STEWART: It's about a little less
20 than 200 feet. It's like 190 feet.

21 MEMBER ALBERTI: Okay.

22 MR. STEWART: But it's like a football

1 field.

2 MEMBER ALBERTI: No, I understand.

3 I'm trying to understand this.

4 So, how much -- how many -- how many
5 staff would you have on?

6 MR. STEWART: Like, we'd have like
7 nine bouncers and probably 40 to 50 regular staff
8 at peak times.

9 MEMBER ALBERTI: Okay, let's talk
10 about the 300 -- typical weekday with 300 people.

11 MR. STEWART: Like Tuesday's or
12 something?

13 MEMBER ALBERTI: Yes.

14 MR. STEWART: We probably have two or
15 three bouncers and staff would be around -- for
16 300 people, probably about 15.

17 MEMBER ALBERTI: What do the staff do?
18 What's their duties?

19 MR. STEWART: Well, you know, pick up
20 glasses, washing, serving beer, you know, clean
21 up staff, that kind of stuff.

22 MEMBER ALBERTI: So, where would they

1 be working, that staff? The 15 to --

2 MR. STEWART: Basically, that lower
3 bar, it has a dish-washing station, it has like a
4 mop sink, all that stuff.

5 So, that would be the center of the
6 cleaning area, plus people tend to congregate
7 around the bar, and then they'll go down to the
8 river.

9 MEMBER ALBERTI: Okay, you might sense
10 a bit of concern here, but you're going to have
11 two or three people monitoring people drinking,
12 in an area 400 feet by 200 feet?

13 MR. STEWART: Yes.

14 MEMBER ALBERTI: Yes? That's five
15 times the size of some of our clubs who have --

16 MR. STEWART: Honestly, well -- when,
17 you know, when MRP came to me --

18 MEMBER ALBERTI: Lot more people.

19 MR. STEWART: -- like were like, "Oh,
20 this was what we got," and I said, "You know,
21 that's," you know, all I need really is maybe
22 20,000 square feet, which is what our drawing on

1 the bottom half of it, and then the rest of it is
2 sort of like, okay, like, let's try and make this
3 manageable.

4 So, dog park, community, all that, you
5 know.

6 MEMBER ALBERTI: I got that, but you
7 know, you've got to -- I mean --

8 MR. STEWART: You've got to address
9 the issues.

10 MEMBER ALBERTI: Two or three security
11 is not addressing my concerns, I have to tell you
12 that.

13 MR. STEWART: All right.

14 MEMBER ALBERTI: You know, 300 people
15 drinking is a lot of people.

16 MR. STEWART: Well, yes.

17 MEMBER ALBERTI: So, all right.

18 MR. STEWART: We have that at Trinidad
19 now, and we have, you know, five employees for
20 300 people, and it seems to work fine.

21 MEMBER ALBERTI: Yes, but Trinidad is
22 -- I mean, I've never been in your establishment,

1 but I've been by there numerous times. It's
2 small.

3 MR. STEWART: Yes, it's 18,000 square
4 feet.

5 MEMBER ALBERTI: Yes.

6 MR. STEWART: So, it's one-fifth the
7 size of this one.

8 MEMBER ALBERTI: Yes, one-fifth.

9 MR. STEWART: Right.

10 MEMBER ALBERTI: And how many bouncers
11 do you have on a busy night?

12 MR. STEWART: We never even use
13 bouncers in Trinidad anymore.

14 MEMBER ALBERTI: Security? How many
15 security do you have?

16 MR. STEWART: We don't have any. We
17 don't use any, anymore.

18 MEMBER ALBERTI: All right.

19 MR. STEWART: We used to have them.

20 MEMBER ALBERTI: So, how many people
21 are responsible for monitoring the crowd there?

22 MR. STEWART: We usually have the

1 manager out there monitoring the crowd.

2 MEMBER ALBERTI: And that's it? All
3 right.

4 MR. STEWART: I think we're shockingly
5 -- I mean, there are more here than in Arlington,
6 which is weird. We have more problems in
7 Arlington than I've ever had in D.C.

8 MEMBER ALBERTI: Well, I can tell you,
9 knock on wood.

10 MR. STEWART: I had one call a week,
11 dragging drunk people out.

12 MEMBER ALBERTI: I understand. You
13 know, and that's great. That's great.

14 MR. STEWART: I didn't expect it, but
15 it's true.

16 MEMBER ALBERTI: Yes, well, it's a
17 little surprising, but you know, if it's working
18 for you, it's working. You know, you know, we
19 haven't had -- we've only heard good reports.

20 All right, so, what is the fencing
21 like?

22 MR. STEWART: It will be eight foot

1 high chain-link fence.

2 MEMBER ALBERTI: Eight-foot high
3 chain-link fence all the way around?

4 MR. STEWART: Yes, right.

5 MEMBER ALBERTI: Okay.

6 MR. STEWART: It's about half fenced
7 right now. They just need to put a big fence
8 down between the construction and our area.

9 MEMBER ALBERTI: Okay.

10 MR. STEWART: And then we'll be done.

11 MEMBER ALBERTI: So, you talked about
12 entertainment from noon to five. Will you have
13 live bands there at all?

14 MR. STEWART: That's what the
15 entertainment will be. It will be DJ's or
16 bluegrass or something like that.

17 MEMBER ALBERTI: DJ's are live bands.

18 MR. STEWART: Yes.

19 MEMBER ALBERTI: Right, right. I
20 don't care about the type of music. Once you're
21 given that -- you know, once we give someone the
22 entertainment endorsement, they're allowed to put

1 whatever genre music they want in.

2 MR. STEWART: Well, as long as it
3 doesn't go over 70 decibels of the property line.

4 MEMBER ALBERTI: Right, right.

5 MR. STEWART: Yes.

6 MEMBER ALBERTI: Okay.

7 MR. STEWART: Yes.

8 MEMBER ALBERTI: So, would you have
9 music or anything at night?

10 MR. STEWART: No.

11 MEMBER ALBERTI: Anything after five?

12 MR. STEWART: No.

13 MEMBER ALBERTI: Okay, and how late
14 would you be requesting the hours?

15 MR. STEWART: I think when I wrote the
16 application, we just put down whatever the
17 maximum was, but we're talking to ANC, because
18 we'll reduce it from there.

19 MEMBER ALBERTI: All right, okay.

20 MR. STEWART: I think I put 2:00 and
21 3:00 a.m., but we'll probably end up reducing it
22 down.

1 I basically told the ANC I'd like to
2 do the same as Blue Jacket, and I'm not sure what
3 their hours, but we're going to look it up, you
4 know?

5 MEMBER ALBERTI: Okay.

6 MR. STEWART: So, I think that's fair.

7 MEMBER ALBERTI: All right, so, that's
8 in flux.

9 So, let's talk about a big crowd,
10 1,500 or 2,000 people. How many security staff
11 would you employ then?

12 MR. STEWART: Well, we've had nine
13 bouncers at that time, and we had the 50 regular
14 staff people. A lot of them are devoted to, you
15 know, serving and you know, carding and all that
16 stuff.

17 MEMBER ALBERTI: Okay, so, on a
18 regular night who is going to be doing the ID
19 checking? It's just the servers?

20 MR. STEWART: On a slow night, we'd --
21 yes, we' have one guy at the front gate, all the
22 time.

1 MEMBER ALBERTI: All right.

2 MR. STEWART: Just because we don't
3 want people wandering out in the street with
4 beer.

5 MEMBER ALBERTI: Right, but you've
6 talked about only -- with large crowds then, you
7 know --

8 MR. STEWART: Yes, nine.

9 MEMBER ALBERTI: You're putting wrist
10 bands and stuff, but I'm talking a typical night.
11 You got 150 to 200, maybe the crowd goes to 300
12 hopefully, you know, it's a --

13 MR. STEWART: Well, then we would have
14 --

15 MEMBER ALBERTI: -- thriving business
16 and you're regularly getting 300 couple times a
17 week.

18 MR. STEWART: Yes, well, then we would
19 have to amp-up the number of bouncers.

20 MEMBER ALBERTI: Well, but ID
21 checking, where would that happen and how would
22 it happen?

1 MR. STEWART: That would happen at the
2 front gate.

3 MEMBER ALBERTI: But how would you
4 identify people once they're through the front
5 gate, identify people --

6 MR. STEWART: Well, it could also be
7 --

8 MEMBER ALBERTI: -- for their age?

9 MR. STEWART: -- carded at the bar, if
10 they look like they're, you know.

11 MEMBER ALBERTI: But what would happen
12 at the front gate?

13 MR. STEWART: They'd check their ID
14 and give them a wrist band.

15 MEMBER ALBERTI: So, you would be
16 handing out wrist bands whenever you're open?

17 MR. STEWART: I think that's my
18 brother's plan. He's the on-premise guy more.

19 MEMBER ALBERTI: Well, we need to
20 know.

21 MR. STEWART: Okay. Well, I'll tell
22 you what. I'm going to talk to ANC and Commander

1 Brown, and then we will give you a final answer
2 on that one, after everybody inputs.

3 CHAIRPERSON MILLER: Okay.

4 MR. STEWART: Is that okay?

5 MEMBER ALBERTI: Yes, little
6 disappointing, because -- you know, to be honest,
7 it's a big venue.

8 MR. STEWART: Yes, it is.

9 MEMBER ALBERTI: That's a big venue,
10 and I'm -- I am -- I'm looking for someone to
11 come to me with a plan and have all of the I's
12 dotted and all the T's crossed, you know, 99
13 percent of them, because this is a huge area --

14 MR. STEWART: Well, I will tell you --

15 MEMBER ALBERTI: -- and it doesn't --

16 MR. STEWART: -- that this --

17 MEMBER ALBERTI: Let me finish. Let
18 me finish.

19 MR. STEWART: Okay.

20 MEMBER ALBERTI: It doesn't give me
21 confidence when, "Well, we don't really know how
22 many people we're going to have and whether we're

1 going to do wrist bands or not regularly," and I
2 mean, those kinds of uncertainties says to me --
3 yes, it just raises red flags, but -- are you
4 ready for this huge space? I'm just being honest
5 with you.

6 MR. STEWART: All right.

7 MEMBER ALBERTI: On how I'm looking at
8 this, all right?

9 MR. STEWART: Well, I was assuming
10 this was going to be fact finding and we were
11 going to -- I was more or less, wanting to get
12 your input, what you wanted, and then get his
13 input, and get their input, and then put it all
14 in one thing --

15 MEMBER ALBERTI: All right, fine.

16 MR. STEWART: -- and then finally get
17 it --

18 MEMBER ALBERTI: So, there was a
19 misunderstanding. My impression was, we were
20 going to find out from you, what your plans were,
21 not that you would find out what our input was,
22 because I can't help you plan it.

1 MR. STEWART: All right.

2 MEMBER ALBERTI: So, all right. Ms.
3 Miller, if it's okay, I'd kind of like to know if
4 Commander Brown has any questions. I'd really
5 love to hear what kinds of questions that he has.

6 CHAIRPERSON MILLER: Well, we
7 certainly would. We all would.

8 MEMBER ALBERTI: All right, so, I'm
9 done for now.

10 CHAIRPERSON MILLER: We're just
11 waiting for the Board Members.

12 MEMBER ALBERTI: I'm done for now.

13 CHAIRPERSON MILLER: Okay, all right,
14 Commander Brown.

15 COMMANDER BROWN: Good morning,
16 everyone.

17 CHAIRPERSON MILLER: Good morning.

18 COMMANDER BROWN: I have several items
19 of concern.

20 First of all, I'd just like to start
21 by saying the establishment in Trinidad is
22 nowhere comparable to this proposal here. It's

1 like comparing apples to oranges. So, to sit
2 here and say, "We don't have any problems at
3 Trinidad location," is not a fair assessment.
4 It's comparing apples and oranges.

5 This is the third applicant for this
6 -- that I know of, for this space here, and
7 they've all come to me with similar plans, under
8 what I consider to be a guise of a family-
9 friendly area.

10 The last one that I rejected came with
11 the premise that it was going to be a bocce ball
12 field. However, they had a stage there for
13 concerts and things of that nature.

14 This applicant here says it's going to
15 be cornhole bean-bag toss, which I'm not even
16 going to pretend to know what that is, but I
17 think I'll be safe to say that it's not very
18 popular.

19 So, to say that individuals are going
20 to be here on this property here playing cornhole
21 toss, is a farce, as far as I'm concerned.

22 This is a business. Businesses are

1 obviously in the business of making money. I
2 don't see how -- and it's not really my concern,
3 but I don't see how they possibly can make any
4 type of revenue, just by selling beer, and that
5 leads to my other concern of how are they going
6 to supplement their revenue, and they're going to
7 supplement their revenue by having concerts
8 there, that's my fear.

9 We discussed, or you all discussed
10 parking. There is no parking in the area. The
11 last applicant also said that most individuals
12 coming to that area would be using metro. That
13 is not true. There are a plethora of people that
14 come for the games and other venues in that area,
15 that drive. They have to go down Potomac Avenue
16 to park, park over in Greenleaf area, things of
17 that nature, which raises another safety concern,
18 as far as their condition when they leave this
19 establishment or leave this premise, when they
20 have to return to their cars, and being
21 particular victims of crime, because of their
22 inebriated state.

1 The pedestrian traffic is a huge
2 concern, as far as how do we control the
3 pedestrian traffic? I think he said there is a
4 maximum of 2,000 people that could possibly be in
5 here.

6 You know, we obviously close the
7 street down for game days and things of that
8 nature, and DDOT assists us with the TCO's, but
9 outside of that, we don't have the resources to
10 monitor the pedestrian traffic going across
11 Potomac Avenue, South Capitol Street and things
12 of that nature, and there is potential for severe
13 -- a very high number of pedestrian accidents.

14 Bear with me here. I'm trying to read
15 my scribble here.

16 The noise level is obviously a huge
17 concern. While the establishment in Trinidad
18 does not garner a lot of complaints, there are a
19 couple of complaints that come in, but again,
20 it's not comparable to what this location would
21 be here, especially if there is a concert.

22 If this is a family-friendly dog park

1 area, bean bag toss area, whatever the case may
2 be, I'm still not understanding the need for a
3 beer garden in a family-friendly area.

4 The Capitol Riverfront a little
5 further down has pretty much, similar to this
6 type of venue set up down there, and there is no
7 ABC license down there. There is no beer garden
8 in that area down there. It is exactly what they
9 report it to be, and that is a family-friendly
10 open park area.

11 We all know, trying to control who are
12 -- who have been drinking is a huge problem. You
13 all sit here every week and have hearings on the
14 clubs that have violated those conditions and
15 things of that nature. I don't see this being
16 any different.

17 He has mentioned bouncers, several
18 times. What he has not mentioned is security
19 officers who are trained, licensed and regulated
20 by SOMB.

21 Bouncers bring about a whole other
22 issue and problem within themselves, as far as

1 how do they control and what authority do they
2 have to control individuals who become unruly or
3 who want to force their way either into the
4 establishment or leave, without complying with
5 the rules, as far as not being able to take
6 alcohol outside of the premises.

7 Even if you have someone at the gate
8 trying to regulate that, again, with the
9 nightclubs, people sneak out with, you know,
10 beer, alcohol in their hand all the time. There
11 is no way one person at the gate can monitor that
12 number of people that are trying to leave this
13 area.

14 Someone undoubtedly is going to sneak
15 through with some sort of beer in their hand,
16 some sort of alcoholic beverage in their hand,
17 and now, they're walking the streets, not only
18 intoxicated or possibly intoxicated, but they're
19 walking the streets with an alcoholic beverage in
20 their hand.

21 The resources that it's going to
22 demand from my department is going to be

1 overwhelming. There is no doubt in my mind about
2 that.

3 I do not have the manpower to
4 constantly respond to calls for service, which
5 I'm going to get in reference to this. It's
6 going to be calls for service in reference to
7 loud music, whether it's music or whether it's
8 just loud individuals, we're going to be
9 responding to there.

10 We're going to have to respond to
11 assaults. People drink, things happen,
12 unfortunately.

13 Again, I raise the issue with the
14 untrained bouncers, as far as participating in
15 their own agitating of the patrons there. The
16 monitoring of the pedestrian traffic when they
17 leave, that's going to require my resources, in
18 addition to everything else that I have to put up
19 with in the First District, and the overall
20 safety of these patrons returning back into the
21 neighborhoods where they've parked their cars at.

22 Again, if this is a family-friendly

1 venue or establishment, again, I fail to see the
2 need for an alcohol license until two or three
3 o'clock in the morning. I don't think there are
4 going to be many people out playing cornhole at
5 two or three o'clock in the morning, or walking
6 their dog in this area at two or three o'clock in
7 the morning. It's very obvious to me, as to what
8 this would become.

9 It is a -- it is going to become a
10 full-fledged beer garden with potential problems.

11 We recently had a drowning death in
12 the river there. That is a huge concern, in
13 reference to how do you stop people from entering
14 the river area? An eight foot fence is not going
15 to be sufficient. Again, like I said, when
16 people drink, they do all kinds of things, and to
17 include climb a fence, and if they want to climb
18 that fence, I don't see any type of plan in
19 place, that would monitor and prevent individuals
20 from trying to go over that fence, and I'm not
21 sure how sturdy a fence would be anyway, because
22 there's been no mention of that, but I don't see

1 any plan in place that would monitor that area
2 there to prevent people from going in to the
3 river.

4 That is a huge concern of both myself
5 and the Chief of Police, in reference to
6 individuals ending up in that river there, and I
7 think that pretty much sums it up. I mean, I
8 think we all had the same concerns. Again, this
9 is the third applicant here, and my biggest
10 concern is what this would become, or what this
11 would turn into down the road, basically, and
12 once the license has been established, or once,
13 you know, the construction begins and things of
14 that nature, it's incumbent upon the Metropolitan
15 Police Department to ensure the safety of
16 everyone.

17 So, everything falls back on MPD, as
18 far as dealing with the issues that are going to
19 come up in there.

20 There are two hotels currently under
21 construction in that area right there. I'm
22 pretty confident that the noise from this place

1 right here would be a concern to the patrons
2 inside that hotel there, much as the noise that
3 was emanating from Ibiza was a concern to the
4 patrons of the hotel there. I don't see any
5 difference, with individuals in the street and
6 the surrounding areas of this hotel. I don't see
7 any difference in those patrons, calling us,
8 complaining about the noise level.

9 The other thing of concern is, once
10 they leave the gates of this area here, it's not
11 their concern anymore, it's our concern, and
12 that's the first thing that they're going to say,
13 you know, "Well, we controlled it while they were
14 in there. They're outside on the public place
15 now, and it's up to MPD to deal with the noise,
16 the littering, the trash, the public urination
17 and all the things of that nature there."

18 The facilities, I'm still not
19 convinced that these are adequate facilities
20 here, as far as whether these are make-shift
21 port-o-potties, because that was a huge question
22 with the previous applicants, as far as restroom

1 facilities. So, I'm not sure what type of
2 restroom facilities are proposed here, and no
3 discussion about that.

4 Obviously, if that is not adequate,
5 that's going to increase the public urination,
6 and that's pretty much it for my concerns.

7 CHAIRPERSON MILLER: Thank you very
8 much. You raised a lot of serious concerns. Mr.
9 Short?

10 MEMBER SHORT: Thank you very much,
11 Commander, for your excellent presentation.

12 The public safety has to be, along
13 with peace, order and quiet, has to be major
14 concern, and the -- I just couldn't understand,
15 when the applicant said, "I've made an
16 appointment with the police department, and we
17 didn't meet, but we'll talk later," it doesn't --
18 with the concerns you've raised, again, I would
19 say to him and the -- especially the ANC's, until
20 myself, as a Board Member here, there is buy-in
21 by MPD, the resources are available to protect
22 the concerns, peace, order and quiet, and the

1 ANC's are comfortable with 2,000 people drinking,
2 and security concerns, the river being there.

3 Most of us who have been around town
4 long enough know when we have people drinking and
5 you get close to the water, they want to get
6 closer.

7 But anyway, thank you for your
8 presentation and thank you for your service, and
9 we'll look to hear further about this later.
10 Thank you, Madam Chair.

11 CHAIRPERSON MILLER: Okay, Mr.
12 Alberti?

13 MEMBER ALBERTI: Hi, and Commander,
14 thank you for your questions. They have actually
15 inspired some additional questions I have, so
16 thank you very much.

17 So, well, let's start with the
18 restrooms. The last thing we left off, what is
19 the plan there?

20 MR. STEWART: The restrooms are like
21 permanent flush toilets, they have like 28 of
22 them.

1 MEMBER ALBERTI: So, you're going to
2 -- who is installing all of the structure for
3 that?

4 MR. STEWART: By and large, in order
5 to do this, as I said, we can't have port-o-
6 potties. So, I made it part of the contract,
7 that they were going to supply us with water and
8 sewer --

9 MEMBER ALBERTI: Okay.

10 MR. STEWART: -- and electric.

11 MEMBER ALBERTI: All right, great.

12 MR. STEWART: So, they're going to be
13 permanent flush toilets, 28 of them.

14 MEMBER ALBERTI: Great. Okay, good.

15 MR. STEWART: Four trailers full.

16 CHAIRPERSON MILLER: All right.

17 MEMBER ALBERTI: As a dog owner, I
18 just have to be curious. Are dogs going to be
19 allowed throughout the entire venue?

20 MR. STEWART: No, just in the dog
21 park.

22 MEMBER ALBERTI: How does that work?

1 MR. STEWART: Well, you bring them in
2 and you put them in the dog park, take them off
3 the leash and you let them run around.

4 MEMBER ALBERTI: So, I can bring in my
5 dog, use your dog park, not drink your beer, and
6 leave and you're okay with that?

7 MR. STEWART: Yes.

8 MEMBER ALBERTI: Okay, what happens if
9 I want to get a beer? What do I do?

10 MR. STEWART: You go down to the bar
11 and get a beer.

12 MEMBER ALBERTI: And I leave my dog in
13 the dog park unattended?

14 MR. STEWART: You can do that.

15 MEMBER ALBERTI: Okay, hope your
16 insurance company is aware of that.

17 MR. STEWART: Is your dog well-
18 behaved? That's the question.

19 MEMBER ALBERTI: Well, it is --

20 MR. STEWART: We let well-behaved dogs
21 in, so, you know, it's not going to be --

22 MEMBER ALBERTI: Like I said, I'm a

1 dog owner. I've encountered all kinds of owners.

2 MR. STEWART: Yes.

3 MEMBER ALBERTI: So, anyway, but I'm
4 not even going to go there.

5 Fencing. How will that be erected?

6 MR. STEWART: Long fence.

7 MEMBER ALBERTI: So, is it going to be
8 permanent?

9 MR. STEWART: Yes.

10 MEMBER ALBERTI: I mean, there's
11 distinct posts in the ground?

12 MR. STEWART: Yes, posts in the
13 ground, concrete around them, eight foot high.

14 MEMBER ALBERTI: So, it's not the
15 temporary --

16 MR. STEWART: No, no, no.

17 MEMBER ALBERTI: -- concrete blocks
18 where they --

19 MR. STEWART: Not like the
20 construction sites, those temporary. This is
21 permanent ones.

22 MEMBER ALBERTI: Okay, very good.

1 Okay, lastly, security, your alcohol security,
2 not bouncers.

3 MR. STEWART: Okay, well, he brought
4 up some good points, and you know, that's why I
5 wanted to talk to him before this but --

6 CHAIRPERSON MILLER: Okay.

7 MEMBER ALBERTI: So?

8 MR. STEWART: Basically, you know --

9 MEMBER ALBERTI: What are the plans?

10 MR. STEWART: It would be --

11 MEMBER ALBERTI: Let me ask the
12 questions. Who is going to -- how would -- where
13 will they be hired -- how will they be hired?
14 How will they be employed? By you? By some
15 security firm? What's your plan?

16 MR. STEWART: Well, I was going to
17 employ them.

18 MEMBER ALBERTI: Directly?

19 MR. STEWART: Yes.

20 MEMBER ALBERTI: Okay.

21 MR. STEWART: Yes, directly.

22 MEMBER ALBERTI: And what training

1 would you give them?

2 MR. STEWART: Well, that's why I
3 wanted to talk to the police and get a list of
4 what they wanted, specifically, so I can put it
5 in there and do what they want.

6 MEMBER ALBERTI: So, and you would be
7 going -- well, according your plans anyway, you'd
8 be going from two to three on a weekday night, to
9 nine security for a full house.

10 MR. STEWART: Yes.

11 MEMBER ALBERTI: How do you keep these
12 people employed, because full houses aren't
13 happening, you know, that often. I mean, who are
14 these people? Where are they coming from?

15 MR. STEWART: Okay.

16 MEMBER ALBERTI: I mean, what are you
17 plans --

18 MR. STEWART: That's a good question.

19 MEMBER ALBERTI: -- for staffing up
20 from --

21 MR. STEWART: In my estimation --

22 MEMBER ALBERTI: -- from three to nine

1 people on a busy night.

2 MR. STEWART: Fair enough, and I'll
3 write all that out, and after I talk to the
4 police and ask what they want, then I'm going to
5 submit it.

6 MEMBER ALBERTI: Okay, I'll leave it
7 at this. Ms. Miller, I'm just going to say, make
8 this statement now, is that I hear a lot of,
9 well, he needs information from the ANC. We need
10 the, you know, agreements with ANC and MPD, and
11 they need to come back.

12 I think we need another hearing. I
13 mean, I think we need -- I think the licensee --
14 the applicant has heard our concerns and I think
15 at some point -- well, I will tell you this.

16 Right now, knowing what I know, having
17 heard what I heard, I cannot sign off on an
18 application until I hear again from this
19 applicant and get all of these concerns addressed
20 with details.

21 So, that's my position at this point.

22 MEMBER SHORT: I agree with that.

1 CHAIRPERSON MILLER: Okay, I mean, I
2 think that we all expect a revised application.
3 You've heard a lot of concerns in this hearing
4 room, and you may get more detail, you know, with
5 the ANC and MPD, and so, that's -- my
6 understanding is, you're going to take that
7 information and make responsive changes, if you
8 can.

9 MR. STEWART: Yes, ma'am.

10 CHAIRPERSON MILLER: Is that correct?

11 MR. STEWART: That's fine.

12 CHAIRPERSON MILLER: Now, Commander
13 Brown, there's something we need to recognize in
14 a minute.

15 I don't know if you can answer this or
16 not, but do you think there -- having heard three
17 applications at this point, for this particular
18 space, do you think that any alcohol
19 establishment would work there, if it was real
20 small, if it was confined to hours, if it was
21 whatever?

22 COMMANDER BROWN: I don't, actually,

1 because of the area, basically. I don't see it
2 being feasible, again, because of it being
3 bordered by the river there, the restroom
4 facilities again, are a huge issue. The amount
5 of traffic, foot traffic that is going to bring
6 to the area. I don't see any ABC establishment
7 being able to thrive there.

8 CHAIRPERSON MILLER: Okay, thank you
9 very much. It's really been very helpful to hear
10 your views right up front. We really appreciate
11 it.

12 Ma'am, did you want to say something?
13 Are you with the ANC?

14 MS. FARLEY: Well, I represent the
15 ANC. I'm the Chair of the ANC committee.

16 CHAIRPERSON MILLER: Okay, if you
17 briefly want to come up and introduce yourself
18 for the record.

19 MS. FARLEY: Coralie Farlee, Chair of
20 ANC Committee, ANC 6D.

21 CHAIRPERSON MILLER: Okay.

22 MS. FARLEY: I agree with all the

1 concerns that the Commander and we've discussed
2 most of these at the meeting the other night, and
3 that's why we couldn't come do a presentation. I
4 do have a tentative cooperative agreement of my
5 own, that hasn't been shared.

6 CHAIRPERSON MILLER: Okay.

7 MS. FARLEY: But in addition, there
8 are a couple of questions I -- or let's say
9 concerns we have, or questions.

10 The original application included a
11 distillery pub in addition to the brew pub,
12 though I believe the applicant has decided not to
13 go with the distillery at the present time.

14 MR. STEWART: Yes, ma'am.

15 MS. FARLEY: And secondly, well, I
16 just was now discussing with him, the area at the
17 river.

18 The application calls for kayak
19 landing area, and I was concerned about arriving
20 at the waterfront and accessing the property at
21 that landing. Apparently, it's a sand bank now,
22 so that means it wouldn't be a full fence around

1 the whole area.

2 So, then in our conversation just now

3 --

4 CHAIRPERSON MILLER: Could I interrupt
5 you for a second, because I anticipate that
6 you're going to have continued conversations
7 after this hearing.

8 So, we're already an hour --

9 MS. FARLEY: Okay, yes.

10 CHAIRPERSON MILLER: Is there anything
11 you need to tell the Board, other than, you know,
12 you're working through some of those issues?

13 MS. FARLEY: We're working through
14 trying to --

15 CHAIRPERSON MILLER: Yes, okay.

16 MEMBER ALBERTI: Ms. Miller?

17 CHAIRPERSON MILLER: Yes?

18 MS. FARLEY: But when would your next
19 hearing be scheduled?

20 CHAIRPERSON MILLER: I'm not sure,
21 really. We're going to see if he comes in with a
22 revised application, after he talks with you and

1 Commander Brown.

2 MEMBER ALBERTI: Ms. Miller, I mean,
3 I just have to ask.

4 So, you're actually planning canoe
5 landing?

6 MS. FARLEY: Kayak.

7 MEMBER ALBERTI: Kayak, whatever.
8 Water craft landing.

9 MR. STEWART: The land owner.

10 MEMBER ALBERTI: Pardon?

11 MR. STEWART: The land owner was
12 talking about that. So, I am indifferent. He
13 wanted something like that.

14 MEMBER ALBERTI: Well, you know, if
15 you come before us again, that's the kind of
16 information we need.

17 MR. STEWART: Okay.

18 MEMBER ALBERTI: Everything. I don't
19 -- you know, I'm like, God, he didn't mention
20 that earlier. I mean, I'm just sitting here
21 stunned, that, you know, someone is going to put
22 access from your place to a canoe landing, and

1 it's not mentioned, and we're selling alcohol and
2 it's not -- and you're not mentioning it. I
3 mean, I'm wondering, what else am I missing?

4 MR. STEWART: Well, we did only have
5 an hour. So, you know, I had been talking to
6 these guys for a couple hours.

7 MEMBER ALBERTI: Right, all right, but
8 we're the people who matter, because we're the
9 ones who sign your license.

10 MR. STEWART: Yes, sir, I get that.

11 CHAIRPERSON MILLER: And all of that
12 should be in your application, if you're planning
13 on doing that.

14 MR. STEWART: Well, it was -- okay,
15 fair enough.

16 CHAIRPERSON MILLER: Okay, good.

17 MEMBER SHORT: Madam Chair?

18 CHAIRPERSON MILLER: Yes.

19 MEMBER SHORT: Just one last comment.
20 What you were talking about, a brewery and club
21 and all those other kind of things, and what
22 happens with a lot of people that get licenses,

1 they start out family-friendly and all of those
2 wonderful things, and then their ultimate plan
3 becomes to life, after they get their license,
4 and then the Board is here, kind of stuck,
5 because now you have the license, you're building
6 the landing for all of the boats and all those
7 other things, and much of it's problematic, then
8 this Board has to deal with it.

9 So, we need to have all those facts in
10 the front. Your honesty is going to be the more
11 important thing to me, as a Board Member.

12 MR. STEWART: Fair enough.

13 MEMBER SHORT: Be honest with us.

14 MR. STEWART: Okay.

15 MEMBER SHORT: What do you really want
16 to do with this space?

17 MR. STEWART: Right, fair enough.
18 Well, all I can say is, we do something at
19 Trinidad and it's going to be like that.

20 MEMBER SHORT: You can't land boats in
21 Trinidad.

22 CHAIRPERSON MILLER: Right, I would

1 take heed to what Commander Brown has said and
2 see if you can address those issues, because as
3 he noted, this is a very special location with a
4 lot of unique problems, and it's rare that MPD
5 comes forward and takes a position against an
6 establishment in a certain location.

7 So, we are going to be paying much
8 attention to those concerns.

9 MR. STEWART: Okay.

10 CHAIRPERSON MILLER: Okay.

11 MEMBER RODRIGUEZ: The Commander
12 mentioned resources that are beyond his
13 capability to provide for this.

14 So, that's one thing I'm going to be
15 looking at, is to see how those resources are
16 going to be provided.

17 CHAIRPERSON MILLER: Okay, thank you
18 all very much from coming down.

19 MR. STEWART: Thank you.

20 CHAIRPERSON MILLER: If you have any
21 questions, you can contact -- Mr. Stewart, if you
22 can any questions you can contact Ms. Jenkins.

1 MR. STEWART: Okay.

2 CHAIRPERSON MILLER: Okay?

3 MR. STEWART: Fair enough.

4 CHAIRPERSON MILLER: All right, thank
5 you very much.

6 (Whereupon, the above-entitled matter
7 went off the record at 10:40 a.m.)

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