

ANC 6B Planning & Zoning Committee, Minutes of the January 8 meeting

RMs attending: Frank D'Andrea (Vice Chair, 6B04), Marsha Lea (6B01), Michael Bruggman (6B08)

Commissioners attending: Mareino (Chair, 6B07), Sroufe (6B02), Sobelsohn (6B03), Gorman (6B04)

1. 406 8th St SE (6B04), BZA # 21438

- a. Emerald Wings, d.b.a. Wingstop, seeks a **Usage Special Exception** for a fast food restaurant, and a **Building Special Exception** from the Refuse Dumpster Regulations. Scheduled **hearing date April 1, 2026**
- b. Emerald Wings has legal representation (Leila Battles of Holland & Knight) and is working closely with their landlord.
- c. Usage: Wingstop will be a carryout-only restaurant. No indoor seating, possibly no indoor trash cans, no liquor license. The spot is currently vacant (in between The Sweet Lobby and Dunkin). Applicant could open a regular restaurant by-right, but believes the “fast casual” model is necessary for this location.
- d. Refuse: Wingstop proposes to use the EXISTING suite of dumpsters in the alley between 8th & 9th St. RMs, Comms, and residents all argued that those existing dumpsters also have existing rats. Wingstop argues they would be a good fit, because all Wingstop food is prepped off-site, so there is minimal food trash, and they will install & service a state-of-the-art cooking oil disposal system, so there will be no oil in the dumpsters.
- e. Neighbors: upstairs tenant, Chabad DC, supports. Applicant has contacted every other property within 50 yards of the entrance – all of whom are commercial. Have NOT YET, but will, contact the RESIDENTIAL neighbors who live within 50 yards of the alley dumpsters.
- f. **Motion: Authorize a group led by Comm. Gorman to reach a settlement agreement, aiming to submit it for discussion at the February 5 P&Z meeting. Unanimous.**
 - i. Notes on motion: Comm. Sobelsohn and Gorman, and the applicant, will reach out to nearby residents for input, and to invite them to assist in negotiations. Neighbor Ritu Upadhyay will likely be involved.
 - ii. The main focus of the agreement will be to codify Emerald Wings’ assertions that it will be using industry Best Practices in all aspects of sanitation. Other topics include: delivery drivers, working with Capitol

Hill BID on trash litterbug customers, grease management, odor management, hours of operation.

2. Discussion: other fast food establishments in Barracks Row
 - a. Taco Bell (409 8th St SE, permits secured) and Popeyes' (411 8th St SE, grandfathered in) will be opening soon.
 - b. Comm. Pastore is reaching out to neighborhood groups and business groups to set up the Roundtable Discussion on Commercial Diversity
 - c. Raised the importance of defining "fast food." DC legal definition is very broad, capturing almost any restaurant without waitstaff. Would a BZA "fast food moratorium" be too broad, capturing delis, bakeries, etc?
 - d. The Barracks Row charter specifically refers to how the business district is supposed to support unusual businesses – people will come visit Barracks Row if it has offerings that no one else in DC has. So monoculture/diversity is an important topic.
 - e. Raised the importance of finding incentives/ways to help businesses, so that the ANC's final proposal to the City Council and/or regulatory agencies is financially realistic.