

Community Development Committee
February 23, 2005
7:00 pm

In attendance:

Matt Raymond, Chair (2-0)
Jim Richardson, 2F02 (2-0)
Jim Cook, 2F02 (2-0)
Sam Robfogel, 2F01 (2-0)
Jim Loucks, 2F06 (1-1)
Mike Benardo, 2F06 (2-0)
Kevin Ivers, 2F04 (1-1)
David Rowley, 2F03 (1-1)

Absent:

Chris Dyer, 2F03 (1-1)
Mike Shaeffer, 2F05 (1-1)
Kara McCabe, 2F01 (1-1)
Sandra Biasillo, 2F05 (1-1)

Chair Matt Raymond called the meeting to order and began with self introductions.

Approval of Agenda

Jim Richardson moved approval of the agenda. Mike Benardo seconded.

VOTE: Approved 8-0

1209 10TH Street: concept review

Suzane Reatig gave some background about her company and her other projects in the area. This building will be two 2-story duplexes. The front has a wall of glass going around the corner down the alley. Loucks asked about compatibility with the historic neighborhood. He said that the entry into the building is through the bay, which is not historical, and the size of the masonry doesn't fit in with neighboring buildings. Reatig said that the entrance is through the bay, but it is recessed. She said that the masonry size is a matter of aesthetics. She said that there are no rules for new buildings, just for restoration of old buildings, and that she thinks this building is respectful to the historic neighborhood. She said that if the neighborhood doesn't like the size of the masonry, she would change it. She said that if the entrance into the building through the bay is not historically correct she will hear about it at the HPRB meeting. Mike Minneman, chair of LCCA Historic Review Board introduced himself to the committee, and said that the LCCA HRB also had a problem with the entry through the bay, and strongly opposed it. They also did not like the stucco on the alley side of the building, as all other buildings in this historic district on an alley are brick. Reatig said that this provided some variety on the street. Trash will be at the back of the building, in a fenced area. Helen Kramer asked if a building that they approved 3 years ago was ever built. Reatig said that it was in permit stage. Benardo asked if there was an entrance to the back. There will be one for the lower unit; the upper unit will have access to the roof deck. Loucks said that if this project is scheduled to go before the HPRB tomorrow, that there was no opportunity for the ANC to weigh in on the project. It was suggested that an email could be send to the HPRB, advising them of the CDC vote.

Loucks moved that the CDC recommend to the ANC adoption of the same concerns that the LCCA had. Benardo seconded. Discussion: Ivers said he could not see the problem with the bay entrance, and did not think that the CDC should be telling the architect how to design. Ivers suggested an amendment to the motion stating that the CDC is disappointed that the ANC will not have an opportunity to comment on the project before it goes to the HPRB. Raymond asked for a vote on the amendment.

VOTE on the amendment: Approved 8-0

Raymond called the vote on the motion.

VOTE: Failed, 4-4, Raymond, Ivers, Rowley and Cook voted nay.

Ivers moved his amendment as a stand alone motion. Rowley seconded.

VOTE: Approved 8-0.

1401 Q Street: Traffic Control Plan

Amir Tavakolian requested changes to the traffic plan for his project at 14th and Q Streets. They asked to have the sidewalk on Q Street closed for offices and dumpsters. They asked to relocate the bus stop on the corner of 14th and Q further north. This would keep them from stopping trucks in front of the restaurant, Rice, next door. There is a question about trucks queuing in front of the site. They said that they would space them a block apart. There was a question about on street parking spaces that would be lost. Raymond asked if the plans could be dated so that it is known which plan is approved. There will be a wash site to keep the dust down. Loucks commended the developer on coming up with a truck plan, which doesn't usually happen. He asked if there would be a covered walkway. They don't want to put in a covered walkway as it might interfere with Rice's entrance. Robfogel asked if the developer would enter into a written agreement with the Q Street Association. Tavakolian said that that was not protocol for the ANC to recommend that developers have agreements with sub-groups, and they don't want to enter into a contractual agreement with just one segment of the neighborhood. Kramer told the committee that before the project can start, the traffic control plan must be approved by DDOT, and they will enforce adherence. There was a question of whether the sidewalk along 14th Street would stay open, even though they haven't asked to have it closed. Tavakolian said that they must adhere to the plan to keep their permit. Raymond asked about the 7am start time on weekends. The law says they can start work at 7am Monday through Saturday, but they do not plan to work on Sundays. They cannot work on Sundays without a permit as they are near a church. Robfogel moved that the CDC recommend to the ANC that the traffic plan presented with modifications that were discussed, such as the work hours, the dumpster moving closer to 14th Street, and the bus stop relocation to the north be approved. Ivers seconded.

VOTE: Approved 8-0.

1302 9th Street NW: BZA Variance Request

Gus Koutromanous asked for a variance to permit his project to be built with the required parking space. The lot is landlocked, with no alley access and no curbcut. It is a mixed use building, with ground level retail, commercial on the second floor, and a 2-level apartment that Koutromanous will keep. Loucks moved that the CDC recommend to the ANC support for the variance for off-street parking requirements on 1302 9th Street.

Benardo seconded.

VOTE: Approved 8-0.

The meeting was adjourned at 8:25 p.m.