

ANC 2F Community Development Committee

March 23, 2005

7:00 pm

In attendance:

Matt Raymond, Chair (3-0)

Jim Richardson, 2F02 (2-0)

Jim Cook, 2F02 (3-0)

Sandra Biasillo, 2F05 (2-1)

Jim Loucks, 2F06 (2-1)

Helen Kramer- at large (1-0)

Chris Dyer, 2F03 (2-1)

Mike Benardo, 2F06 (3-0)

Kevin Ivers, 2F04 (2-1)

Kara McCabe, 2F01 (2-1)

Mike Shaeffer, 2F05 (2-1)

David Rowley (arrived at 8:00 pm)

Absent:

Sam Robfogel, 2F01 (2-1)

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

Approval of Agenda

Helen Kramer moved approval of the agenda. Mike Benardo seconded.

VOTE: Approved 11-0

1209 10TH Street: concept review

The architect on the project came back to review changes. The entrance now has metal work around it. The masonry is smaller sized. The stucco wall has been changed to masonry, similar to the front. The masonry tower was reduced by one story. They will be going back to HPRB. She said that the entry through the bay was not an issue for them. Jim Cook moved approval of concept and massing for the project at 1209 10th Street. McCabe seconded.

VOTE: Approved 9-1-1, Benardo dissenting, Loucks abstaining.

1101 New York Avenue: change to traffic control plan

Alex Palacios of Centex presented the amendments. They are requesting the sidewalk and one parking lane on 11th Street, due to the size of the project. It would keep construction vehicles off of the road. The curb lane is not a parking lane, as it was a bus stop area. In addition, they are requesting no parking on the southern lane of Eye Street, which would open it up for traffic. They are currently in excavation. There will be two tower cranes. Due to the amount of concrete and rebar, they feel it is necessary for the additional closures. The project is scheduled to be completed November, 2006 and they are asking for the closure through that time. Ed Horvath asked about closing 11th Street and stopping development along 11th Street until this is completed. On Sunday, the parking lane will be reopened for parking for the nearby church. Schaeffer asked about having a covered walkway along 11th Street. They plan to use it to unload trucks, so that wouldn't be possible. Loucks said that having the sidewalk and one lane of traffic closed on three sides of the project for two years is really a lot. Ivers asked what would happen if this request was not granted. Palacios said that the project would be delayed.

McCabe asked if they could open another side if they closed the 11th Street side. This really wouldn't work for them. Raymond asked what the backup plan was if this request was not granted. Palacios said that they would use the covered sidewalk on Eye Street as a truck lane. Dyer moved that the CDC recommend to the ANC approval of the amended traffic control plan. Kramer seconded.

VOTE: Approved 9-2, Loucks and Dyer dissenting.

1316 12th Street, renovation/demolition

Eric Morrison said that the building presently holds 5 units and the revision would also have 5 units. The height would be the same, with the exception of a rooftop deck. The sidewall along the alley has bowed and needs to be demolished to repair it. Raymond asked if that was based upon an engineer's report. He is requesting approval for the demolition and construction. Kramer asked what would be demolished. He said that the entire side would be demolished, and they would keep only the front façade. Loucks asked if the rebuilt side wall would be red brick. Loucks said that the Logan Circle HRB asked Morrison to look at the fenestration on the side, and that this proposal is much better than what they had seen. Loucks asked how trash would be collected and removed. It will be under the rear stairs. There are two parking places. They hope to not have to close the alley to complete the side demolition. They hope to begin construction in July and complete it within a year. Eric Korpon, who owns the house next door asked if they would be removing the floor and ceiling joists. Morrison said that they would; only the façade would remain. All of the demolition would be done by hand. Haychel Melli asked if he would consider some kind of motion detection lighting along the alley to discourage some of the illicit activities that go on there. He said that could be done. McCabe moved that the CDC recommend to the ANC approval of the renovation and demolition at 1316 12th Street. Ivers seconded.

VOTE: Approved 11-0.

14th and Corcoran: new construction residential/retail

Fred Greene, developer of the project introduced Emily Eig of Traceries. She said that they were before CDC to seek approval of the height of the building, the general massing and the design concept. They will come back for approval of the final design. They wanted it to fit in with the community. It needs to relate to commercial on 14th Street and residential on Corcoran. Brian of BBG-BBGM gave an overview of how the larger buildings fit in along 14th Street with the residential homes. They wanted to have a lot of glass in the building as a kind of "homage" to the old auto showrooms. There is a small terrace on the 6th floor and the 7th Floor is set back. Studying the buildings of the past along 14th Street, they came up with a design where a framework wrapped around glass. LCCA's HRC had some concerns about jutting bay windows and the original framework. The designs presented to the CDC reflect changes based on those concerns. There will be retail on the ground floor.

Kramer said that she felt there wasn't a distinction between the ground floor retail and the upper residential floors. She also expressed concern of the large amount of glass on the 14th Street side, which is not broken up at all. Loucks asked where the main entrance to the residential building is—it is on the Corcoran Street side, very close to the alley, to not interrupt the retail. There will be about 25-30 units and two levels of parking of about 15 spaces on each. The retail entrance will be on the 14th Street side. Bob Carter of Corcoran Street asked if the lot was not a superfund site, since BP-Amoco had a station there. Greene said that BP-Amoco has agreed to clean it up at the time when development starts. Tom Bell asked what kind of retail they were considering. They are looking at a national retailer. Michael King said that the 1300 block of Corcoran Street was designated as a special block on the Logan Circle Historic plan. He thinks that it's important that the vista from 14th Street of Corcoran be considered in any plans. There was some discussion of the building looking like it belongs on K Street. Paulette said she was appalled that something like this would even be considered on this block on

Corcoran. She said that she understands that the height is permissible but not attractive. She also asked if they would repair the alley after they were done, since it was just done. They agreed that they would. Paulette also asked what assurances she had about damage to her home. Greene said that he would work with Paulette to assure her that everything would go smoothly. John Grimberg said that he thought there was a covenant in place to prohibit residential from going there, and that there were serious environmental problems with the property. Greene said that there was an agreement with the city for the site to be cleaned prior to development. Kramer said that it might be helpful for Greene to provide a copy of the environmental report from the City so that the steps for amelioration would be detailed. Ivers asked if there was time to see the environmental report before the ANC meeting. Kramer said that the environmental issue was not germane to the HPRB approval, and that it would be germane at another time for another approval.

Ivers moved that the CDC recommend to the ANC that the project be approved for height, massing and design concept. McCabe seconded. Discussion: Ivers thanked the developer for building on 14th Street. Kramer asked that a friendly amendment be added that special attention be paid to the glass curtain. It was accepted.

VOTE: Approved 11-0.

Charter School: 1234-1238 9th Street

Geoff Lewis, project architect for DBI Architects, gave an overview of the charter school, which he said was being developed as a matter of right. It is a 4 story building, with the 4th floor set back with a terrace for condominiums. Paul Tummonds said that an application for a Class C license for a restaurant (brew pub) directly across the street has been filed and will be completed prior to the issuance of the certificate of occupancy for the school. The building will have educational facilities on the first floor of the alley and 9th Street properties, with a coffee shop on the first floor 9th Street side. It will be residential on the 3rd-4th floors on the 9th Street side, and the 2nd floor of the alley side. The condos will be accessed through the alley side. Helen said that the alley dwellings act prohibit entrance to residential properties through an alley. Tummonds said that they would look into it.

Loucks said that the ANC owed it to their residents to look at all aspects of the project, not just the HPRB issues. There is no playground or recreation space. The rooftop is only for the apartments. Tummonds said that the second level terrace can be used by the students. He also said that they plan to have no buses. Students will take metro or other mass transit to get to the school. Loucks said that he did not think this was an appropriate location for students. It is a harsh environment and there are other places in the neighborhood that would be more appropriate. Tummonds said the WVSA is a for-profit business and they will be paying taxes on the property. Kramer expressed dismay at the fact that there will be no recreational space for the students. They will have pent up energy and be out in neighborhoods. They would have to be out on 9th Street or in the alley for outdoor activities or recess. Tummonds said that there will be 128-150 students in the school. Brad Smith said that the proposal says there will be 250 to 300 students, and the proposal also says that it will be a non-profit institution. Hal Davitt said that the committee should look at the amended charter application. It says that the school does not own the property, it will lease it. There is separate ownership of the property, and no one seems to know who owns it. It says far more students will go there. Davitt said that this affects the entire tourism industry – it will affect what goes into the

neighborhood and whether the tourists who visit the convention center will want to go anywhere around the facility. The parking lot behind the building will be a parking lot—there is no security planned for the lot. Marthlu said that the Blagden Alley Historic Alley District states that that property should be commercial, a school was never mentioned. Tom Bell asked if there was a place for students to eat lunch or if they would be outside looking for places to eat lunch. Bell asked why he selected this location for a school. Loucks said that inasmuch as the CDC is supposed to represent the community, the CDC has no choice but to vote against this project. Kimbel spoke of the need for ANC commissioners to represent the views and feelings of their constituents. There are way too many unanswered questions. Kramer made a proposal that in light of the many unanswered questions about this project, the matter is not yet right to be voted on by the ANC, and that there are so many other issues as to the impact on the convention center and the neighborhood. She said it would be appropriate for the ANC to ask the mayor's office for assistance to weigh in on this issue, through the economic development department. Grimberg said that he did not think that the case had been made for matter of right in an historic district. Also, the fact that this project morphs continuously and Riccio has not been available to come to several meetings to answer questions doesn't speak well for the project. He missed the last Blagden Alley meeting and is not at this CDC meeting.

Kramer moved that the CDC recommend to the ANC that it defer action on the consideration of the concept and massing of this project pending the answer to ancillary issues to the development questions. Loucks seconded, and made a friendly amendment stating that a letter be sent to the HPRB stating the deferral was based on the ANC's great concerns on these issues. Amendment was accepted. Discussion: Kramer further suggested that the ANC contact the Washington Convention Center for assistance with this matter.

VOTE: Approved 11-0.

1002 N Street: BZA Special Exception Application # 17314

Stephen Warren, the owner, is requesting a special exception for an addition to his home. He showed what the impact would be on neighboring houses. There is a parking lot next to the building; Warren combined the lots several years ago. The addition will go on that vacant part of the lot. It is a matter for HPRB and BZA. The Logan Circle HRC has approved the project as it is being presented this evening. Hal Davitt, President of Blagden Alley said that the BA Association had supported the project.

Loucks moved that the CDC recommend to the ANC enthusiastic support for approval for this project for the BZA special exception and HPRB. Kramer seconded.

VOTE: Approved 11-0.

1004 N Street: new construction condominium

Jemal Williams, the architect presented the plans he designed for the owner. It's a vacant property. The proposed design will be two rowhouses about 4 stories tall. The width of the property is 18'. He has made many changes to the designs presented to the LCCA HRC. Loucks said that he made a lot of progress, but there is a long way to go. The design is more traditional, but the windows are modern. The side elevation is very troubling. There is no coherence in the way the windows are placed. Kramer said that the windows should be double-hung, and they are out of scale to the existing buildings. Williams said that there will be 60% lot coverage, and 2 parking spaces. Brad Smith asked if the telephone pole at the rear of the building will have to be relocated. Williams said that the site issues had not been addressed yet. Williams said that they are not trying to replicate the buildings next door, and the owner doesn't have the budget to

make major architectural designs. Raymond said that it seems a bit schizophrenic at this time, and that many of the suggestions that were made tonight are good and will be incorporated. Williams agreed.

Loucks moved that the CDC recommend to the ANC disapproval of the project at this time. Kramer seconded.

VOTE: Motion approved, 11-0. Raymond asked him to come back with further revisions.

The meeting was adjourned at 10:25 p.m.