

ANC 2F COMMUNITY DEVELOPMENT COMMITTEE  
April 21, 2004

In attendance	Helen Kramer, Chair (ANC2F04)
	Bob Young (2F01)
	Mike Petri (2F04)
	Jim Richardson (2F02)
	Jim Cook (2F02)
	Kara McCabe (2F01)
	Tom Funk (2F05)
	Jackie Steward (2F06)
	Jim Loucks (2F06)

Helen Kramer called the meeting to order and called the second agenda item, as Chris Shaheen had not arrived by 7:05.

1151-53 14<sup>th</sup> Street- PN Hoffman BZA Application 17171

This site is zoned commercial with the exception of the strip next to Thomas House. A 10 ft. alley adjacent to the site was divided between Thomas House and this property. Ralph Cunningham of Cunningham & Quill Architects outlined the development plans. The residential building in the commercial zone will be 130' height, which is a matter of right. The plans include a landscaped deck off of the second floor that will cover the alley. The special exception would permit the deck and parking area under the deck to extend an additional 5 feet. The roofing system will allow plantings along the Thomas House property. The deck and below ground parking would be 5' smaller without the special exception. The curb cut into their garage and loading area will be shared with the Holiday Inn hotel next door. Tom Funk moved that the CDC recommend to the ANC that they approve the request for a special exception to extend the zoning line into the DDR-5E district from the R5E district. Bob Young seconded.

VOTE: Approved 9-0.

Convention Center Development Plan

Chris Shaheen, Ward 2 Neighborhood planner, presented an update to the convention center area strategic development plan. He reviewed the three schematics. Shaheen said that in this neighborhood there was a lot of support for the linear scheme. The primary retail corridor would be 9<sup>th</sup> Street along the convention center north to the O Street market then it would jog to 7<sup>th</sup> Street to

Florida and U Streets. This neighborhood also supported retail along 11<sup>th</sup> Street. Shaheen said that the Office of Planning will be recommending a rezoning that would require ground level retail on 11<sup>th</sup> Street between M and O Streets. From O Street to Vermont Avenue, they are recommending a medium density zone, consistent with the comprehensive plan, with heights not to exceed 50'. The eastern part of the redevelopment area has requested retail scattered about the area. The area around the convention center zoning would remain the same, and retail is encouraged. The new zoning is being called GFR (Ground Floor Retail). Sixth, Seventh, Ninth and Eleventh Street will be narrowed. They will look at the traffic on each street, and make a determination on the desired width. Eleventh will be the first street to be changed. All of the lanes on 11<sup>th</sup> Street are wider than need be, including the parking lanes. They can keep the same number of lanes, and put in more trees along the street, or a median strip, etc. They will be seeking residential input before making any decisions. Kramer recommended against a median strip since it will be tough to maintain plantings, whereas treeboxes along the sidewalk could be "adopted" by neighbors. Loucks asked if anything could be done to encourage PepCo to move their transfer station at 10<sup>th</sup> and Mass to another site, or put it underground. That property could be used for residential or other development. Shaheen said he had not looked into it, but could do so.

Kramer thanked Shaheen, and congratulated the Office of Planning for the great job that they had done on this development plan. Shaheen asked if the ANC would endorse the plan for 11<sup>th</sup> Street. They want to make certain that there is plenty of local development as well as national chains. Some in the community say that more retail is not needed. Kramer warned that the Logan Circle residents would strongly fight any zoning that would permit more office space, or social service space. Funk asked for a more detailed version to be sent to him. Loucks moved that the CDC recommend to the ANC support for the proposal for the 11<sup>th</sup> Street corridor as outlined by the Office of Planning. Funk seconded.

VOTE: Approved 9-0.

Shaheen said that the final report would be very specific as to what would be requested to go where, and that report would be available by June. He would like a vote of support on that specific plan when it was available too.

#### 1638 14<sup>th</sup> Street –new construction residential/retail

Paul Robertson, President of Robertson Development presented an update to this project, and outlined the variances requested. The first two levels would be retail, the top five residential, plus an underground parking facility. There would only be 7 apartments on the five floors—six duplexes and a 3500 sq. ft. penthouse. Each unit has private outdoor space. There is 50' frontage on 14<sup>th</sup> Street. The entry to the parking garage is off the 20' alley behind the proposed

building. They need a variance for the width of the open court leading into the parking ramp. The plan provides for 18 parking spaces, although there are only 7 units. They will offer two spaces for each unit, plus 4 for the one or two retail tenants. The second request for a variance is for retail parking. Some of the parking will be in vault space, which cannot be counted, and they request a variance allowing fewer spaces than required. The third request is for relief of residential recreational space. They are required to have 3417 sq. ft. of recreational space for the residents. Each resident will have their own recreational space, and there will be a lobby. They are requesting to be exempted from this requirement.

McCabe moved that the CDC recommend to the ANC that they approve a reduction in court space, a reduction in the required parking spaces and that all commercial parking spaces be permitted off-site, and a waiver on the 15% recreational space requirement. Cook seconded, and then asked if there would be a signal on the ramp (which serves as both an in and out ramp) to make certain there is no problems. Robertson said that he was certainly considering it.

VOTE: Approved 9-0.

#### 1320 9<sup>th</sup> Street NW – BZA Application No. 17176

This property is non-conforming to lot occupancy and rear yard. The building is located next door to the Salvation Army. It will be commercial on the ground floor with 5 residential units above. There will be an addition to the existing building, and it is a contributing historic building. HPRB has approved the removal of the permastone, and they requested that the brick and the storefront be restored. Fred Sajedi owns the building. They are requesting a variance from the percentage of lot occupancy and rear yard variance and variance from the provisions of Section 2001.3 so that they can add the addition. The total height will be about 37'. Loucks moved that the CDC recommend to the ANC that they support a variance from the percentage of lot occupancy and rear yard variance and variance from the provisions of Section 2001.3 so that an addition can be added. Funk seconded.

VOTE: Approved 9-0.

There being no further business, the meeting was adjourned at 8:30 p.m.