

ANC2F Community Development Committee
April 26, 2006 – 7PM
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06
Chris Dyers, Chairman
Jim Loucks, 2F06
Jim Cook, 2F03
Samuel Robfogel, 2F01
Helen Kramer, At-large
Kara McCabe, 2F01

Absent:

Kevin Ivers, 2F04
Ryan McGuinness, 2F03
Mike Sheaffer, 2F05
Hank Thomlinson, 2F05
Jim Richardson, 2F02
Bob Ellison, 2F04

The Chairman called the meeting to order and noted that a quorum was present. He stated that ANC2F will meet on May 3, 2006, and will make decisions based on the recommendations of this committee.

Approval of Agenda

Dyer said 1124 9th St., NW, is in ANC2C and will be taken off the agenda. As amended, the agenda was unanimously adopted.

1440 Rhode Island Avenue

Joseph Kisha, President of Castle Management Corporation, was present on behalf of the project. He asked for design, massing and concept approval.

Kisha said the hotel was purchased in May 2003. The property was initially purchased for the purpose of tearing it down and rebuilding it. His team of developers only realized there was a landmark application on this site when they sought a raze permit. If the historic designation is approved by HPRB, the property will have to remain a hotel, not a condominium.

Kisha said the property is currently an 86 room hotel with no parking. With a historic designation, there can be no additional parking.

Krista Schreiner Gebbia, of EHT Tracerics Inc., said her company supported the landmark designation.

Kramer asked when the property was built. Kisha said it was built in 1913.

Dyer said the CDC will address massing and concept approval tonight.

Kisha said that with a historic designation, there cannot be underground parking. There will be 90 rooms total in the hotel, with the minimum amount of parking. Since the construction costs will be much greater, the hotel has the potential for adequate income restoration.

Kisha said the 6th and 7th floors will be visible from Rhode Island Avenue. 5th floor will be set back 17 ft. 6 inches, and 6th and 7th floors will be set back 39 ft. The top, 8th, floor will be set back 62 ft.

Kramer moves CDC recommend to ANC to send a letter to HPRB stating that ANC2F approves the massing and concept of this project, which are not inconsistent with historic guidelines. Dyer seconded.

Vote: 7-0 (Yes)

1401 K St.

Mark Barnes, owner of Lima Restaurant presented on behalf of the project.

Barnes asked for an outdoor seating permit. The outdoor seating will seat 28.

Robfogel asked how far the treeboxes would be from the premises. Barnes said 10 ft.

Kramer moves to recommend to ANC to send a letter to DDOT that states that ANC2F approves the outdoor seating application. Bernardo seconded.

Vote: 7-0 (Yes)

MidCity Business Association

Dyer said a representative was not present and took this item off the agenda.

901 11th St.

Dennis Hughes of Holland & Knight presented on behalf of the project.

Hughes asked for a raze permit for the property, located at 11th St. and New York Ave. The property will be razed for an 11,000 square foot office building.

Dyer said that if the razing required closing 11th St., the CDC would have to review a traffic control plan.

Hughes said this construction will not cover the entire area. There is another building planned for the rest of the lot.

Loucks moves to recommend to ANC to send a letter to the appropriate agency that states that ANC2F approves the raze permit application. Kramer seconded.

Vote: 7-0 (Yes)

Dyer said the next CDC meeting will be May 17th, not May 24th. Kramer will lead the meeting in his absence.

Dyer motioned to adjourn the meeting. Bernardo seconded.

There being no further business, the meeting adjourned at 8:35 PM.