

Community Development Committee
May 25, 2005
7:00 pm

In attendance:

Jim Richardson, 2F02	(4-1)		
Helen Kramer- at large	(3-0)		
Sam Robfogel, 2F01	(4-1)	Absent:	
Jim Loucks, 2F06	(4-1)	Sandra Biasillo, 2F05	(3-2)
Mike Shaeffer, 2F05	(4-1)	Chris Dyer, 2F03	(3-2)
Mike Benardo, 2F06	(5-0)	Kevin Ivers, 2F04	(4-1)
Ryan McGinness 2F03	(1-0)	Jim Cook, 2F02	(4-1)
Kara McCabe, 2F01	(3-2)		

Helen Kramer called the meeting to order in the absence of new chair Chris Dyer. She had Ryan McGinness, the newest committee member, introduce himself and then the rest of the committee introduced themselves. She thanked Sherri Kimbel, who is leaving as Executive Director after this meeting, for her years of service as Executive Director.

114th and Corcoran

This is the second time that this project has come before the CDC. Emily Eig introduced it and Brian Perkins, the architect gave an overview of the changes made since the last meeting. They are looking at the design as one building, although it is two different buildings. They are trying to make the building reminiscent of the old automotive showrooms. There is a new corner element that steps down into the terrace on the top floor. There is a buffer between the building and the row houses located next to it along Corcoran Street. Fred Greene, the developer, said that he hoped the retail would be high end national retailer. He was hoping for one retailer, not several smaller ones. The preference is not to have a restaurant. There are two levels of garage below the site. There is also a courtyard along the alley off of Corcoran. There is one parking space for each unit, and there will be parking for retail as well. The parking is also off of the alley. Eig said that more details will be provided as they get further along in development. They did give the committee some information about the materials being used. Bob Carter of Corcoran Street asked if the façade will be on the same plane as the rowhouses on Corcoran. It is set at the property line, and the bays will set over the line, just as the rowhouses are. John Grimberg asked about the deed covenant on the environmental issues. Greene said that the site will need to be cleaned and they have engaged an environmental firm to handle this. Greene said that they will clean the site regardless and go after BP Amoco for reimbursement. Grimberg said that he understands that there is a covenant that prohibits residential on this site. He is concerned that the building plans will continue on and at the last minute, it will be converted to an office building. Greene said that he has been working with the District as well as BP Amoco. He will not be able to get permits without having the site environmentally cleaned. Sherri Kimbel asked about having a local retailer rather than a national chain retail store. Greene said that he wanted first class and was thinking along the lines of national, but is open to other ideas, but there will be no Starbucks. Paulette Siecrest said she is concerned about the materials used on the Corcoran Street side,

she is concerned about garbage pick up and parking coming off a small alley. Greene said that he will continue to work with her to try to alleviate her concerns. Kara McCabe said that new tenants who are spending a lot of money for these units will certainly want peace and quiet as well, and will not condone trash pick up early, etc. There was some discussion of how to protect Paulette's home along the alley side from being affected. They are looking at a 14-18 month building period. Sam Robfogel moved that the CDC recommend to the ANC support for the 14th and Corcoran Street condominiums. Richardson seconded.

VOTE: Approved 8-0.

1425 11th Street: residential condominium

Laurence Caudle of Hickok Warner Cole architects presented plans for this site. It consists of a vacant lot and 4 existing row houses that are not historic. There will be green space in front of the project. There will be 28 units and 14 parking spaces on ground level. Parking will be accessed through an alley off of 11th Street and then into an alley that runs between 10th and 11th Streets. Loucks asked why they weren't excavating and putting parking underground. It is too expensive. There will be one and two bedroom units. The existing building will get an interior makeover and have kitchens added. The outside will remain very similar. The windows will be replaced. There will be a roof terrace with a trellis on the existing building accessible to all units. Loucks asked if HPRB has approved the trellis. Caudle said that the trellis is there to combine the two buildings. There must be an overhead connection between the two buildings. Kimbel suggested that they access the alley off of P Street, rather than off the alley between 11th and 10th. They said that they would direct trash trucks, etc. down P Street. She also asked about parking for the units in an area where there is not much street parking. They said that they are looking into more parking. Sam Robfogel asked if there was adequate trash removal. The back of the building will be stucco. Mike Nelson said that he worries about having 28 more persons using that alley. The alley can only be used by one car at a time. The developer said that he would take care of and improve the existing tree boxes along 11th Street. It was suggested that they put in more greenery along the front, replacing some of the concrete. They said that they would not close either alley during construction. There was also some discussion about making the alleys one way. They agreed to look at the parking again. There was also a conversation about having one or two of the poles moved in the alley. The developer has a Pepco consultant and they are looking at removing or moving poles. Construction will probably take a year and may begin within 8 months. Loucks moved approval of the project to the ANC. Schaeffer seconded. McCabe made a friendly amendment that the motion include a request that the developers must look into alternative parking arrangements. Kramer said that HPRB wouldn't accept the amendment. Amendment withdrawn.

VOTE: Approved 8-0.

1217 10th Street NW: renovation concept and design

Jim Foster of Arcadia Design Services presented plans for renovating the former Shopes Drapery building. They want to do three units with three parking spaces. They plan to take all of the additional woodwork off the front of the building. They will remove the brick from the bay and restore the wood. One unit will be entered off the alley in the center. The parking will be behind the building in the back in a garage. The units are large, over 2,000 square feet each. The configuration is a bit complex, two units in the front of the building, and one unit in the back. Demolition has started. There is a trash room inside the building and pick up will probably be in the rear. Developer is Adroit Conversions, LLC. This is their first project. This building was pieced together over many years. Ed

Horvath suggested a heated walkway along the side since the sun will never reach it and the walkway would be icy all winter. Foster said that they are doing that. Schaeffer moved that the CDC recommend to the ANC approval of the design concept for 1217 10th Street to HPRB on the basis that the structure is being brought back to historic standards. Robfogel seconded.

VOTE: Approved 8-0.

There being no further business, the meeting was adjourned at 9:05.