

Final

**ANC 2F COMMUNITY DEVELOPMENT COMMITTEE**  
**WEDNESDAY JUNE 25, 2003**  
**THE WASHINGTON PLAZA HOTEL**  
**7:30 P.M.**

**IN ATTENDANCE:**

Tom Funk, Chair  
Mike Petri  
Jim Loucks  
Jackie Steward  
Jim Richardson  
Jim Cook  
Miriam Trimble  
Dick Warren  
Kara McCabe  
Leah Lorber  
Bob Young

Tom Funk called the meeting to order and said that he would be chairing the meeting in the absence of Helen Kramer. He had the committee members introduce themselves.

1001 L Street – construction management plan

Craig Baldwin, DDOT led the presentation. He said that the ANC had made it very clear that they didn't want truck traffic on 10<sup>th</sup> Street. His department had explored bringing trucks in on L Street, but that would entail bringing them the wrong way on 10<sup>th</sup> Street. The proposal tonight is to bring the trucks up 11<sup>th</sup> Street, east on N Street and south on 10<sup>th</sup> Street. The turns can be navigated by trucks as long as there is a flag man present. Baldwin suggested eliminating two parking spaces on the east side of 10<sup>th</sup> Street at the intersection during working hours. Trimble asked if regular traffic would need to be detoured. Answer: no. Large flatbed trucks would only go down L Street. The construction is for a 9-story residential building with underground parking. Construction would take about 16 months. Hinterlong asked about parking for construction workers. They have made arrangements for parking at a lot. Loucks moved that the CDC recommend that the ANC support the proposed parking plan. Richardson seconded.

**VOTE:** Approved 11-0.

1515 15<sup>th</sup> Street, (Duron site)

Chip Newell of Metropolis came back with revisions to the original plan. The HPRB suggested some modifications to one of the facades. John Becker, RTKL

showed the original and the revised designs. Changes were made to the top of the building and elimination of the "fins" on the 15<sup>th</sup> Street side. The P Street façade was changed slightly to match. The Church Street façade was set back a bit further. The main residential entrance is on 15<sup>th</sup> Street and it will be landscaped. Funk said that at the Casey Foundation meeting he attended on behalf of the ANC, it was pointed out that pin oaks are very high maintenance. He said he would pass along the information on the Casey Foundation to Metropolis so that they can make an informed decision on trees to plant. Loucks said the historic review board had seen the presentation of this plan three times and they were pleased with it. Young moved that the CDC recommend that the ANC to support the project as presented. Loucks seconded.

**VOTE:** Approved 11-0.

#### 1513-1515 and 1521 14<sup>th</sup> Street (Sign of the Lamb site)

Giorgio Furioso gave background on the Sign of the Lamb building. It was originally the Hudson dealership. His proposal includes a small adjacent building that will be demolished, and an adjacent vacant lot. The original building will be restored, including the windows space (replaced with new windows.) Furioso is negotiating with galleries to come to the site in the Sign of the Lamb building. The remainder of the project will be 26 residential units, and approximately 38 parking spaces. The zoning is an arts overlay district, and they took that very seriously. Funk asked what the construction materials would be. The bottom would be masonry, the top may be copper. The first floor on 14<sup>th</sup> Street will be retail. The apartments will start at the second floor. Those facing 14<sup>th</sup> Street will be two story units (2<sup>nd</sup> and 3<sup>rd</sup> floors.) Those in the back and above the 3<sup>rd</sup> floor will be flats. It was pointed out that 14<sup>th</sup> Street was developed in the '20's as a very cutting edge destination, with the new car dealerships, new buildings in the "cubism" style, reflecting the modern art style of the day, and big windows. They plan to keep this style. The building will be 75', which is permitted by zoning. Loucks asked if they had any input from HPRB yet. Furioso has discussed the preliminary drawings with Steve Callcott. They plan to come to the Logan Circle Historic Review, HPRB and the ANC. Funk asked what they wanted from the CDC. Furioso said he was looking for conceptual approval. Young said that the HPRB may be concerned with the massing, and the height, even though it's a matter of right. He also said the HPRB may have a problem with the cubism, in an historic district. Warren said that he hoped that the design would stay as is, and that it would not resemble a loft. There was a discussion of the windows in the building, and the materials that will be used. It was suggested that they avoid a "sheet of glass" at the front. Loucks said that projects usually came to the CDC after they had received historic approval and that they would not be likely to vote on it at this time. Furioso said that they would need approval of variances for the amount of green space required, and the penthouse elevator. Loucks said that the green space issue was not usually a problem. The elevator is not a height issue, but the fact that it needs a set back variance. Young said that it would be tough to vote on one issue, when the building had not even received approval. The penthouse site may change if the plans were changed. Warren asked if there were any objections to the plan as it stood. Loucks said that it was a process, and to vote on one aspect of the building before the design was approved was useless. Hinterlong asked how close they were to the 15% requirement on the green

space. Answer: Approximately 10%. Ralph Mueller, 13<sup>th</sup> Street, commended Furioso for saving the Sign of the Lamb building, and putting the art galleries into it, saving it as a commercial building. Chip Newell, Rhode Island, said that he wanted to give his support to the building, and that it would be great for the neighborhood. Jenny Sasso, Kingman Place said that the fence that was put up at the edge of the property on the alley has prohibited them from being able to pull cars into their garage. She wanted to know what impact the final project would have on the alley, and her access to her garage, and her alley. Baldwin said that when the contractor has put together his plan to develop the site, the construction plan would have to come back before the ANC for approval, and told her to come back to that meeting to express her concerns. Furioso said that the permit for the fence specified that it had to be put on the lot line. There will be a trash room in the building for the residences. Robert Darling said that the building is an exciting addition to the neighborhood. Funk said that the committee was very supportive and excited about the project, but that there was nothing to make a motion on at this time. He invited Furioso to come back to an ANC meeting when it was more detailed. He suggested that those who support it show their support to the HPRB. Loucks suggested that they make sure the public knows about the project and expresses their support. It was suggested they go to the LCCA.

There being no further business, the meeting was adjourned at 9:00 p.m.