

ANC2F Community Development Committee
June 28, 2006 – 7PM
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06
Chris Dyer, Chairman
Bob Ellison, 2F04
Helen Kramer, At-Large
Kara McCabe, 2F01
Ryan McGuinness, 2F03
Jim Richardson, 2F03
Mike Sheaffer, 2F05

Absent:

Jim Cook, 2F03
Kevin Ivers, 2F04
Jim Loucks, 2F06
Samuel Robfogel, 2F03
Hank Tomlinson, 2F05

Chairman Dyer called the meeting to order and noted that a quorum was present. Dyer stated that ANC2F will meet on June 7, 2006, and will make decisions based on the recommendations of this committee.

Approval of Agenda

The agenda was unanimously adopted.

Massachusetts Ave. & 11th St., NW

Emily Hotaling Eig, of Traceries Inc., said the proposed expansion of the Morrison-Clark Historic Inn would include the property which was formerly the Chinese Community Church and its parsonage.

The architect said expansion will preserve the character of the hotel as a boutique inn. The lobby will be moved to 11th St. and 4 floors will be added to the current 2-story church property, for a total of 6 floors.

Dyer asked if the plans had been taken in front of HPRB. Eig responded that the project is seeking a review of design, massing, and concept from the CDC.

Richardson asked if there will be an aligning of the facades of the old and new parts of the renovated hotel. The architect responded that it will not match perfectly since each part is different distance from the curb.

McCabe asked if there would be valet service, since the front entrance has been moved around the corner. The architect responded that the hotel would like to create a drop-off on 11th St. Kramer said that the project would have to apply separately with DDOT to obtain a curb cut for valet service.

Dyer stated that for historical review, the application appeared consistent.

Dyer moved CDC recommend to ANC2F to send a letter to HPRB stating that the ANC approves the massing, design, and concept requested for the project which are not incompatible with historic preservation guidelines. Ellison seconded the motion.

VOTE: (8-0) Yes

Chris Collins, of Holland and Knight, presented the application for a use variance.

Collins said a strict application of the zoning regulation would produce an undue hardship and prevent a fair and profitable return to the owner. As a matter of right, the property has limited uses, including church or residential usage. The expansion will keep the building, façade, and distinctive arch of the church. Collins said the hotel will also create less of a parking demand than an apartment building.

Dyer said he was uncertain the presentation had met the burden for an undue hardship for developers.

Kramer said she saw the developers had presented a compelling case, avoiding adding to the current glut of condominiums.

Sheaffer asked if the developers felt they had enough space to cover parking for the hotel. Ted Vogel said that hotel guests are rarely drivers and that there will be adequate parking from the old community room in the basement that will be converted to parking spaces.

Kramer motioned to recommend to the ANC to send a letter to BZA to support their application because the developer has met the grounds for approval. The motion was seconded by Richardson.

VOTE: (8-0) Yes

1232 & 1234 10th St., NW

Dyer said that since no one from the project was present, the agenda item will not be discussed.

Pennsylvania Ave. & 15th St., NW

Sheldon C. Williams, of Edwards and Kelcey, said his company is under contract by the GSA to add bollards, including light poles, to complete the perimeter around the White House from Hamilton Place to Pennsylvania Ave.

Williams said the plan will not replace any pattern of the pavement and all trees that will be taken down in the process will be replaced.

Dyer asked what the impact to the sidewalk will be. Williams responded that 10 ft. of 20 ft. of sidewalk will remain in most spaces.

McCabe motioned to recommend to the ANC to advise the Public Space Committee to approve the public space permit. The motion was seconded by Kramer.

1101 K St., NW

Jon Fitch, of Landscape Architecture Bureau, presented the application for a public space permit and presented a new landscape plan for the area between 11th and 12th Sts., NW.

Fitch said the North side of K. St. will allow space for public passage, gathering space for a restaurant, and café seating. Granite will be used in the same color and style that is on the side of the adjacent building. Fitch said there will be planted areas, raised 6 inches above the ground. In addition to trees, there are also lights to be scattered on the borders and throughout the open area.

Richardson asked where the narrowest sidewalk will be. Fitch responded that when the designers originally planned for the area, they only had 8 ft and 6 in. of sidewalk. In the new plan, after receiving input from the public space commission, there will be 10 ft. of sidewalk on all sides. Also, the public specifically asked the designers not to include any seating in the plans.

Richardson moved to recommend to the ANC to send a letter advising approval of this public space permit to DDOT. Ellison seconded.

VOTE: (8-0) Yes

Banner Approval

Scott Pomeroy of the Mid City Business Association and Midtown Association presented the application for banners to be used in the 14th St. historic district.

The business organizations are selling sponsorships on the banners, to be hung on poles aligning sidewalks, to promote community assets.

Richardson asked what the maintenance cycle for the banners will be. Pomeroy responded that revenue for the project will allow for there to be a constant maintenance plan.

Bernardo moved to recommend to the ANC to send a letter to DDOT approving the Mid City Business Association's application to post the banners. The motion was seconded by Ellison.

VOTE: (8-0) Yes

Dyer adjourns the meeting at 8:17.