

ADVISORY NEIGHBORHOOD COMMISSION 2F
COMMUNITY DEVELOPMENT COMMITTEE MEETING

Wednesday, June 25, 2008, 7:00 PM

The Washington Plaza Hotel
10 Thomas Circle, NW

In Attendance:

Mike Benardo, Chairman, 2F06
Brian Vargas, 2F03
Joel Heisey, at-large
Dustin Cole, 2F05

Absent:

Chris Dyer, 2F03
Jennifer Trock, 2F04
Helen Kramer, 2F04

Approval of Agenda

Remove: DDOT Application to Occupy Space for a New Driveway at 901 K Street, NW

Heisey moved and **Vargas** seconded to approve the agenda:

Vote: 3-0 (Cole not present for approval of agenda vote)

Wesley Theological Seminary

Richard Newman of Arent Fox represented the Wesley Theological Seminary (“Wesley”), to inform ANC 2F about a bond financing request pending before the District of Columbia City Council. The bonds would finance the purchase of space in a mixed-use project that Wesley Theological Seminary will use for graduate school dorms. The property is located between the Mt. Vernon Methodist Church and the Henley Park Hotel (between 9th & 10th Streets, NW and K Street & Massachusetts Avenue, NW). Wesley is looking to expand programs to include community and urban based teaching at the graduate level. Wesley is requesting approval from the District of Columbia IRB Program for the use of tax exempt conduit revenue bonds, the proceeds of which would be used to finance the acquisition of apartments to be used as dormitory space at 900 Massachusetts Avenue, NW. Conduit revenue bonds do not represent a loan or guaranty by the District, are not public debt, and do not impact the City’s debt rating or debt capacity. Conduit bonds of this sort are also not subject to a volume cap and the approval of bonds for Wesley will not diminish the District’s ability to assist other entities. Governmental involvement in these transactions merely provides for what is, in effect, an approval at the local level of the use of a federal tax subsidy to spur economic development.

Motion - No action; No vote need

4 Logan Circle, NW Rear Deck Addition

Patrick Brown - Presenter

BZA Application No. 17804; by John B. Ritch Associates. The Applicant is requesting an area variance pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, and a variance from the nonconforming structure provisions under subsection 2001.3, to construct a deck addition to an existing apartment building. Previously, the Applicant appeared before ANC 2F's Community Development Committee on June 27, 2007 and the ANC's regular monthly public meeting on July 11, 2007 to discuss the concept, design and massing of the proposed project, as part of the Historic Preservation Review Board Hearing.

The CDC asked if the project has received a public space permit from DDOT for the driveway curb-cut. It has not. There will be the loss of one public parking space to a gain of three private spaces. **Mr. Brown** pointed out that, in addition to the curb-cut, one foot of public space will be needed for parking. The current application is for the rear deck variance only. The Applicant will need to return to the ANC to discuss the curb-cut for the new driveway and any other public space issues.

Heisey pointed out that the curb cut is a precedent in a historic district and it will set an example that properties in a historic district are exempt from parking requirements. **Heisey** added that developers are altering the streetscape and physical characteristics of the existing site (removing the embankment between the sidewalk and structure) in order to allow the development of a more "up-scale" luxury condos. It is assumed that the luxury condos will sell for less money and be less desirable without parking. **Heisey** was uncomfortable with the loss of affordable housing as the CDC grants developers waivers to maximize their profits by significantly altering sites and structures.

Vargas expressed some concern about the current condition of the building and property during the construction phase. **Mr. Brown** said that the property owner has paid someone to cut the grass and maintain the property while under construction. However, if the community has any concerns about the condition of the property that can call **Mr. Brown** directly and he will take care of the problem.

Vargas moved, that the CDC recommend to the full ANC that it send a letter to the BZA in support of the rear deck project.

Cole seconded the motion and the motion carried unanimously.

Vote 4-0