

ANC2F Community Development Committee
August 22, 2007 – 7PM
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06
Jim Richardson, 2F02
Jim Cook, 2F02
Chris Dyer, Chairman
Philippa Hughes, 2F01
Jim Loucks, 2F06
Samuel Robfogel, 2F01
Helen Kramer, 2F04
Joel Heisey, At-Large

Absent:

Jennifer Trock 2F04
Brian Vargas 2F03

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Chairman Dyer called the meeting to order and noted that a quorum was present.

Approval of Agenda

By unanimous consent the Agenda must be amended by moving American Sociological Association first on the agenda and place 1430 Rhode island second; additionally 4 Logan Circle and 1400 Church Street shall be removed from the agenda entirely.

Dyer motion and **Kramer** seconded,

VOTE: Approved (9-0).

1430 K Street

American Sociological Association purchased two floors of office condominium suites in the 1430 K Street, NW. Construction of the new building is complete and Association improvements should be finished by late 2007. The American Sociological Association's acquisition and development for this building will be financed or refinanced through the issuance of tax-exempt revenue bonds by the District of Columbia.

Dyer moved, **Robfogel** seconded, that the CDC recommend to ANC to send a letter of support of the American Sociological Association's application for tax-exempt revenue bonds to Jack Evans, Chair of the City Council's Tax and Revenue committee.

Vote: Approved 8-0-1

1430 Rhode Island Ave

Design Approval HPRB-Hotel Helix – 179 room boutique hotel located on the south side of Rhode Island Avenue, NW between 14th and 15th Streets. The Property is also located within the 14th Street Historic District, which includes the historic Logan Circle. Currently, the Hotel Helix lacks meeting and break out space for its business customers. The Hotel Helix is proposing to construct a one-story structure on a lot next door that would be flexible in design to accommodate different types of meeting and functions; no additional hotel rooms will be added.

The one-story structure will have a green roof and every effort has been made by the Hotel Helix to accommodate the residential units adjacent to the lot by replacing the current failing retaining wall with a more esthetically pleasing wall with vegetation as requested by the condo association.

Kramer moved, **Benardo** seconded, that the ANC2F send a letter to the Historical Preservation Review Board asking that they approve concept, and design for the renovations of the property at 1430 Rhode Island AVE, NW because the proposed modifications were not inconsistent with historical guidelines.

Vote: Approved 9-0

Zoning Variance- Hotel Helix is seeking a variance from the provisions of 11 DCMR 350.4 9 (d) prohibiting the expansion of gross floor area and increase function or meeting space within a hotel existing on or before May 16, 1981. Hotel Helix is seeking to add approximately 2,189 square feet of gross floor area while increasing lot occupancy from approximately 61% to 73%.

The question before the CD is if the application meets the three Variance Criteria:

- 1) The property is unique because , inter alia, of its size, shape, or other extraordinary or exceptional situation or condition relating to the property;
- 2) The owner would encounter practical difficulties of the zoning regulations were strictly applies; and
- 3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zoning plan

A discussion pursued about the three parking spaces in the front of the hotel, and if the hotel has a permit for the valet oversized vehicles, as well as, car, delivery truck and bus traffic this project will create.

A document was submitted in opposition to the project by residents adjacent to the property.

Kramer moved, Hughes seconded, that the CDC recommend to the ANC to send a letter of support to the BZA because the applicant has meet all three Variance Criteria.

Vote: Approved 9-0

Old Convention Center Site – Hine/Archstone-Smith gave a 20 minute presentation to the community about the plan and progress of the site located between New York Ave, NW and H streets, NW and 9th Street, NW and 11th Street, NW. This project will be of mixed use containing rental housing, condos for sale, office space, retail mix, civic and open space. Below grade parking is also a design element. This project is expected to be completed by fall 2011.

For more information can be obtained at www.OldConventionCenter.com

No motion

Roadside Development

O and P Streets, NW and 7th and 9th Streets, NW- currently a Giant Supermarket occupies this lot and Roadside Development purchased the old O Street Market several years ago and the roof collapsed in a snow storm.

Roadside worked with Giant and its' new owner Stop and Shop to improve the store in a new format. They had a difficult time fitting the new Stop n Shop on the lot because Stop and Shop is a larger store and needs a large foot plan The O Street Market will be part of the new store 70,00sq ft store with residential buildings above and underground parking. It will serve the community as a mixed use project including 100 units of senior housing, market rate rentals, condos, and a hotel.

No motion

11th Street, NE Reconstruction Project- DDOT

North L Street and O Street, NW- DDOT will be improving parking water main; signals; more green space; bike lanes; improved safety; sidewalks and traffic calming patterns. The project will start next spring and take approximately 9 months to complete. Traffic will be one way north bound with parking on east side during construction. The residents seemed to feel not enough thought has been put into this project by DDOT as far as detours, loss of parking during construction and bus rerouting.

The CDC has asked DDOT to come back to ANC with the plan with detours, bus route; the number of parking paces lost during construction, and detours of traffic.

The will be placed on the ANC agenda for the September 5, 2007 meeting.

Dyer moved the meeting be adjourned, **Heisey** seconded, meeting was adjourned at 9:25 PM