

**ANC 2F Community Development Committee
September 23, 2009, 7:00PM
Washington Plaza Hotel**

In Attendance:

Mike Benardo, Chairman -2F06
Joel Heisey, at-large
Helen Kramer, 2F04
Ben Harris, 2F01
Andrew Warth, 2F02
Matt Raymond, 2F04

Absent:

Brian Vargas, Vice-Chair 2F03
Monica Schneider, 2F02
Lou Cipro, 2F01
Dustin Cole, 2F05
Jim Loucks, 2F06

Benardo called the meeting to order.

Approval of Agenda, subject to the following changes:

- Addition: Parking issues 14th and R Street, NW; Rhode Island Avenue and 11th Street, NW; and 12th and O Streets & Vermont and R Streets, NW.
- Remove and move to next month: Project a 1431 11th Street, NW; presentation by Ronald Schneck Jr. AIA

Kramer moved and **Raymond** seconded to approve the agenda with the aforementioned changes.

Vote: 5-0 Unanimous

Sidewalk café application located at 805 15th Street, NW.

Presentation by: Jeffrey S. Owens

A public space permit is being sought to have sidewalk café at 805 15th Street, NW. The outdoor café area would mirror what is already in place on the other side of the entry way (in front of Bobby Van's Steak House). No objections were noted from the committee or the community.

Kramer moved, and **Wrath** seconded, that the CDC advise ANC 2F to write a letter to DDOT in support of the public space permit for a sidewalk café.

Vote: 6-0 Unanimous

900 New York Avenue, NW - variance (This property is part of the old convention center redevelopment project.)

Presentation by: Garrett M. Preis, Gould Property Company

900 New York Avenue, NW will contain approximately 550,000 square feet of office space, up to 46,000 square feet of retail space and approximately 400 parking spaces. 900 New York Avenue, NW is envisioned to be a world-class building that will have an extensive garden-style atrium along with a mix of landscaped terraces throughout the building and on the roof. While

900 New York Avenue, NW is a stand-alone and independent project, it has been designed within the master plan guidelines for the larger City Center development.

- 1.) The developer is requesting a special exception from the rules pertaining to loading bays. Four loading bars are required. The developer would like for one of the loading bays to be a non-dedicated bay – one which could be considered as a “flex-zone” and serve as a loading bay when needed, but also serve as an auxiliary egress lane for the parking garage. The loading bay is required by code so the building design is not impacted by the request. Having a convertible space simply allows to optimize use of a particular space.
- 2.) The developer is requesting a special exception and a zoning variance relative to the height of the elevator penthouse. The special exception is needed as the elevator penthouses will not be uniform in height with other structures on the roof. The variance is needed because the height of the portion(s) of the penthouse dedicated for the two elevator core over-runs will exceed the current maximum allowable height of 18’6” above the roof. While the goal is to minimize the height, the applicant is seeking the ability to have the elevator related penthouse roof rise to a maximum of 22’0”. The request is driven by the practical difficulty associated with: (a) the desire to bring all of our elevators up to the roof terrace; (b) technological changes and trends in the design and manufacturing of elevators (i.e, the change from general traction elevators to machine room-less elevators “MRLs”); (c) the desire to not be limited to single manufacturer of elevators; (d) the design of the elevator cabs at 9’0” to match the ceiling heights and; (e) the specific need for high speed elevators (500 fpm) which require a greater over-run.

The goal is to minimize the height impact and under all circumstances all penthouse portions will be set back as required (1:1) and our higher penthouse will have no (or minimal) impact upon surrounding buildings, especially when our extensive roof top terrace design is taken into account.

Wrath moved, and **Kramer** seconded, that the CDC advise ANC 2F to write a letter to BZA in support of the two special exceptions (pursuant to 11 DCMR Sections 3104 and 777, and 411.11, the Applicant seeks a special exception to allow roof structures of varying heights and to provide a non-dedicated service and delivery space for loading) and variance relief from Sections 3103, 777, and 411 to permit two elevator penthouses with a maximum height of approximately 22 feet, which exceeds the maximum permitted height under Section 400.7(c) of 18 feet, six inches.

Vote: 6-0 Unanimous

ANC 2F Arts Overlay Review Committee's Economic Development Recommendations - Presentation by Mary Brown

The ANC 2F’s Arts Overlay Review Committee presented the results and recommendations of Part 2 of their report to the ANC, focusing on a set of economic development recommendations that are intended to enhance retail and arts activities on the 14th and U Streets corridors. Those recommendations will be made to the ANC at their October meeting. These recommendations complement the zoning recommendations made in Part 1 of the Committee’s report. Among the economic development proposals are recommendations that the city consider adopting further property tax relief for the 12 Neighborhood Investment Fund areas (Logan and Shaw are NIF

areas), improved use by neighborhood based nonprofits of the NIF monies available, with a specific focus on economic development, and a request that the city assist community leaders in resolving the issues that are holding back the development on the Central Union Mission site.

This was an informational briefing. A briefing will also be made to the full ANC. No CDC action required.

Parking issues at the corner of 14th and R Street, NW; at the Car Wash located at Rhode Island Avenue and 11th Street, NW; and at 12th and O Streets & Vermont and R Streets, NW owned by Vermont Baptist Church.

Each of the alleged parking violations was described in detail. While are being addressed in various ways, the CDC felt that ANC 2F should support resolution of these issues by writing letters to the appropriate DC agencies.

Benardo moved, and **Kramer** seconded, that the CDC advise ANC 2F to write a letters to DDOT and DCRA and other appropriate agencies

Vote: 6-0 Unanimous