

ANC 2F COMMUNITY DEVELOPMENT COMMITTEE  
October 20, 2004

In attendance:	Helen Kramer, Chair (ANC2F04)	<u>Absent:</u>	
	Frona Hall (2F03)	Jim Richardson	(2F02)
	Jim Cook (2F02)	Jim Loucks	(2F06)
	Kara McCabe (2F01)	Michael Bernardo	(2F06)
	Mike Schaefer (2F05)	Miriam Trimble	(2F03)
	Tom Funk (2F05)		
	Brigid Quinn (2F01)	(arrived at 7:12pm)	

Helen Kramer called the meeting to order, and had the committee members introduce themselves.

1101 K Street: Traffic Control Plan

Chorman Romano, JBG, presented the traffic plan for this office building, which has already been approved by the ANC. They will close one lane of traffic on 11<sup>th</sup> Street during Phase I, and have a covered sidewalk on K Street. Phase II will close one lane of traffic on 12<sup>th</sup> Street but not until the sidewalk on the opposite side of the street is reopened. Cook asked when Phase II will occur. Romano didn't know, as the school that was being renovated causing the closed sidewalk, had incurred some delays. Romano said she would give the ANC notice when they planned to close that sidewalk. Hall moved that the CDC recommend to the ANC approval of the traffic control plan as presented. Cook seconded.

**VOTE:** 7-0.

1515 15<sup>th</sup> Street: Traffic Control Plan

Paul Hoftzyer of Metropolis Development Company (MDC) presented plans for traffic control at the site of their newest building. The site, on the corner of P and 15<sup>th</sup>, is the current home of Duron Paint. They hope to have the Duron store razed by the end of January. Once the store is down, the excavation of the property will begin. Hoftzyer has met with the neighbors and with DDOT to get input and approval on the plan. It will be in two phases. The first phase will be during the excavation which should take between 90 and 120 days. Completion of this phase is expected by May. The alley easement off of 15<sup>th</sup> Street will be closed during this phase. That will necessitate opening the alley at the 14<sup>th</sup> Street side so the businesses that use that alley will have access. A pedestrian corridor will be maintained along 15<sup>th</sup> and P Streets. They met with the owners of the property immediately next door to provide parking during construction. An agreement has been reached regarding their easement onto Metropolis' property. The other owners of neighboring property on Church Street have been

contacted. Some of these properties are, and will continue to be, vacant until after construction is completed. The second phase is the build-out process, which will take about 12-14 months, to be completed approximately June 2006. The sidewalk on the east side of 15<sup>th</sup> will be closed, as well as the sidewalk on P Street in front of the project. DDOT said that it will monitor the site, as they want the sidewalks reopened as early as possible. MDC is required to keep the large trees on 15th Street. If those trees need to be cut for any reason, MDC will have to present cause to the ANC to get their permission. The project's vault space will go out into public space and may affect the tree roots. Hoftzyer said that they have gone to great lengths to protect the trees on other sites and will do so here. Funk asked about the status of the other projects on Church Street. Hoftzyer replied that most will be completed by mid-November, and the other MDC project should be completed by the end of the year. McCabe said that Hoftzyer met with them to answer all their questions and she thinks it will be difficult, but that they are doing the best they can. Sam Robfogel asked about the bus stop at P and 15<sup>th</sup>. Hoftzyer said it will have to be relocated, but he doesn't know where yet. Buses may continue to stop, but not officially. Andrea Dougherty said the Q Street residents were very satisfied with the traffic plan. McCabe moved that the CDC recommend to the ANC approval of the traffic control plan, Phases I and II as presented. Hall seconded.

**VOTE:** Approved 7-0.

#### 1125 11<sup>th</sup> Street: Revision to plans for residential development

Norman Smith and Gail Montplaisir presented their revised plans, but they first asked for permission for a tree to be removed at 1008 M Street for a curb cut. The ANC had originally told them to not even ask to remove any trees, so Kramer was surprised at this request. Richard Neidich said that the driveway being there will be a problem for pedestrians, as vehicles will be coming out of a blind alley, from behind the building. Montplaisir said that she hadn't thought about that issue before. Kramer said that there are various solutions to be looked at to solve this problem. Neidich pointed out that this curb cut will eliminate up to four residential parking places on M Street. Montplaisir said that there would be additional parking spaces on 11<sup>th</sup> Street created by removing the existing curb cut. Residents pointed out that 11<sup>th</sup> Street is not reserved for residential parking.

The project will be presented to the HPRB on October 21, precluding ANC input on the revisions. Smith, the architect, said that there have been questions about the "horizontality" of the design. They've added wood "paneling" to the exterior of the building. Kramer pointed out that this is not typical in this neighborhood and she asked how resistant it is to the elements. He said that it should last 30-40 years and no building material lasts forever. It will need maintenance by then. There is perforated metal along the balconies. Kramer said that looking at the plans, it appears as though some of the bedrooms on the back of the building

have no windows. Smith said that was correct, although they've tried to have light into those rooms from the main rooms with glass doors. The units will be between 750 and 1500 square feet. There will be 27 units and 8 parking spaces. Kramer asked if the entrance to the building was under the bay. Smith said that it is a recessed entrance. Kramer said that in this neighborhood, there is a large population of homeless people who might find this a convenient place to sleep or use the area for other activities. Montplaisir said that they might put a gate there, but that they are not at that point to work on "final details." Kramer said she has concerns about this entrance working. It's a mixed commercial/residential area. She said that the entrance should be visually more prominent as pedestrians approach the building from the south. Neidich said that the building will be high maintenance and very different from other buildings in the neighborhood, and that the tenants will have problems with parking. Kramer said that it will be worth their while to put in additional parking spaces. Montplaisir said that she is looking into stacked parking, but is not sure whether it is practical. Since the project is being presented to HPRB prior to the next ANC meeting, the CDC could not make a recommendation to the ANC. Funk moved that the CDC recommend further review of this project by the community in relation to issues of parking, the curb cut and building materials. Frona Hall amended the motion to add a discussion of the entrance. McCabe seconded. Discussion: the project will come back to the ANC for further review and discussion. Kramer said that there are clearly problems on several issues here. **VOTE: 6-0-1**, Quinn abstaining.

There being no further business, the meeting was adjourned at 8:55 p.m.