

**ANC 2F Community Development Committee  
October 28, 2009, 7:00PM  
Washington Plaza Hotel**

In Attendance:

Mike Benardo, Chairman - 2F06  
Brian Vargas, Vice Chair - 2F03  
Lou Cipro, 2F01  
Jim Loucks, 2F06  
Joel Heisey, at-large

Absent:

Ben Harris, 2F01  
Andrew Warth, 2F02  
Matt Raymond, 2F04  
Helen Kramer, 2F04  
Dustin Cole, 2F05

**Benardo** called the meeting to order.

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

Vote: 5-0 Unanimous

*Cato Institute Building at Massachusetts Avenue and 10th, NW  
Request for a rear yard variance and loading dock special exception  
Presented by Jeffery Utz and Allison Prince, Pillsbury Winthrop Shaw Pittman*

The Cato Institute's headquarters building is located at 1000 Massachusetts Avenue, NW. The Cato Institute has acquired the National Medical Association building located at 1012 10th Street, NW (directly to the south of the Cato building) and intends to expand its headquarters building onto the property. They also plan to increase the height of the existing Cato building by one story.

The National Medical Association building is an unattractive and inefficient use of that property and will be demolished. The project will contain approximately 68,752 square feet of office use, including the approximately 34,150 square feet provided by the expansion to the existing building.

In order to complete the project, the Cato Institute is applying for variance relief from the rear yard requirements of § 774.1. The applicant is proposing to include no rear yard on the south alley of the Property, although a rear yard of 19.58 feet is required.

Also, the Cato Institute is applying for special exception relief pursuant to 11 DCMR §§ 2202.2 and 3104.1 from certain aspects of the loading requirements § 2201.1. The Applicant is proposing one (1) thirty (30) foot deep loading berth, one (1) 200 square foot loading platform, and one (1) twenty (20) foot deep loading space although the project will require two (2) thirty (30) foot deep loading berths, two (2) loading 200 square foot platforms, and one (1) twenty (20) foot deep loading space under the Zoning Regulations. The project will maintain the existing number of loading facilities on the Property. Applicant has BZA hearing December 1, 2009.

**Vargas** moved, **Loucks** and seconded, that the CDC advise ANC 2F to write a letter to BZA to approve the variance for the rear yard requirements and the special exception related to the loading dock requirements.

Vote: 5-0 Unanimous

*1431 11th Street, NW*

*Presentation by Ronald Schneck Jr. AIA and Paul Robinson*

1431 11th Street, NW is a new, by-right, 12-unit condominium project. It is part adaptive reuse and part new construction. The existing historic structure will be converted into two units and the remaining ten units will be of new construction. The project team has already begun working with HPO to create a vibrant, yet historically sensitive development by providing an interior courtyard to separate the existing historic structure from the new construction.

**No action** – applicant will present for concept and massing at the November 18th CDC meeting.