

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
OCTOBER 23, 2013

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Walt Cain (2F02)
Rob Rubin
Helen Kramer
Jim Loucks
Joel Heisey

GUESTS AND PRESENTERS

Robin Bettarel (and team), CAS Riegler
Tony Opare, Owner, Ghana Cafe

Committee meeting **called to order** by Commissioner Cain at **7:05 p.m.**

Approval of Meeting Agenda

Commissioner Cain moved to adopt the draft agenda with one modification: a change in sequence of the two new business items, so that "Discussion of visitor parking options for ANC 2F" would be considered last. The motion was seconded and approved unanimously by the Committee.

Vote: 5-0 (unanimous)

Approval of August 28, 2013 and September 25, 2013 Meeting Minutes

Joel Heisey moved to approve both sets of meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 5-0 (unanimous)

Old Business

1101 Rhode Island Ave, NW

Robin Bettarel (and team), CAS Riegler

BZA request for five variances and one special exception

CAS Riegler's presentation of 1101 Rhode Island, NW was a continuation of their presentation at the September 25, 2013 CDC meeting.

Robin Bettarel, Director of Development for CAS Riegler, presented the requested variances and special exception one at a time, in order to provide opportunity for Committee questions on each. The requested variances and special exception included:

1. parking variance, in order to allow developer to build fourteen instead of the required twenty parking spaces;
2. parking size variance, in order to allow developer to designate eight of the fourteen spaces as compact;
3. parking setback variance to allow developer to locate parking spaces within 20 feet of lot lines that abut public streets;
4. lot occupancy variance of 90% instead of the allowed 75%, in order to allow developer to construct a green roof over the parking area;

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5. FAR variance, of 3.15 instead of the allowed 3.0, in order to allow the developer to construct a green roof over the parking shaft;

and

6. special exception for a roof structure with walls of uneven heights.

Commissioner Cain asked Bettarel to speak to CAS Riegler's ongoing efforts to work with the project's neighbors since the September 25 CDC meeting. Bettarel detailed CAS Riegler's efforts, which included numerous meetings with individual community members and group meetings with the community, as well as discussion of improvements to the surrounding area.

Community members, including Eve Palonis (1519 12th St, NW); Chris Sondreal (1108 Q St, NW); Mary Brown (1110 P St, NW); Keith Kay (1101 Rhode Island Ave, NW); Veronique Fine (1518 12th St, NW); Michelle Roy (1108 Q St, NW); George Casouff (1519 11th St, NW); and Barbara Schauer (1504 Vermont Ave, NW) shared their concerns with the project and expressed a collective desire to have more time to reach a settlement with CAS Riegler on area and project improvements.

A traffic study consultant hired by CAS Riegler then presented her findings, which indicated parking availability within a 3 minute walking radius of the project site ranging from 42% to 85% depending on time of day and weekday vs. weekend.

Cain moved that the CDC recommend that the full ANC endorse the above requested variances and special exception contingent upon completion of a memorandum of understanding (MOU) between CAS Riegler and the neighbors by the December 3, 2013 BZA hearing date; the motion was seconded and approved unanimously by the Committee.

Vote: 5-0 (unanimous)

New Business

Discussion of WMATA bus stop removal on 14th St, NW Tony Opare, Owner, Ghana Cafe

Bus stop is located at 1336 14th St, NW, just south of Rhode Island Ave, NW

Tony Opare, the owner of Ghana Café (1336 14th St, NW), requested that the Commission consider contacting WMATA to petition for removal of the bus stop in question. Opare cited adverse affects to his business as well as frequent illicit use of the bus stop by non-passengers. Opare also pointed out that the bus stop in question is one of three bus stops between 14th & P and 14th & Thomas Circle, which is a higher frequency of stops than the average along the 14th Street Corridor.

After Committee discussion and the input of community member Al Collins (1400 block of Q St, NW), Helen Kramer moved that the CDC recommend that the ANC send a letter to WAMTA requesting removal of the bus stop; the motion was seconded and approved unanimously by the Committee.

Vote: 5-0 (unanimous)

Discussion of visitor parking options for ANC 2F Commissioner Walt Cain

Commissioner Cain provided background on the discussion topic, explaining that many other

Wards in the District have visitor parking programs (VPP). At the October 2, 2013 ANC 2F monthly public meeting, Councilmember Jack Evans encouraged ANC 2F to create its own VPP. Cain asked the Committee whether or not they felt there was interest in a VPP for ANC 2F, and if so, what one might look like.

Committee discussion ensued with community member input. Opinions for and against a VPP for ANC 2F were expressed. Supporters primarily cited the need for visitor parking, while opponents expressed concerns that a VPP would burden an already difficult parking situation in the ANC 2F neighborhoods. Committee members pointed out the extensive work completed by the Committee this past summer in convening special meetings to address the parking situation in the area. One outcome of the meetings was a recommendation to implement a VPP.

Commissioner Cain moved that the CDC recommend that the full ANC adopt a visitor parking program for ANC 2F that would be an opt-in program (through DDOT) available only to residents (renters and owners alike); the motion was seconded and approved unanimously by the Committee.

Vote: 5-0 (unanimous)

Commissioner Cain moved to adjourn the meeting; the motion was seconded and approved by the Committee. Meeting adjourned at **9:46 p.m.**