

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
DECEMBER 11, 2013

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Walt Cain (2F02)
Louis Cipro
Joyce Cowan
Leah Freling Huysen
Joel Heisey
Helen Kramer
Jim Loucks
Ron Rubin
Dave Feinstein
Commissioner Greg Melcher (arrived for New Business)
Howard Marks (arrived for New Business)

GUESTS AND PRESENTERS

Holly Lennihan, Hickok Cole
Bon Knopf, Quadrangle Development
Norman Jenkins, Capstone Development

Committee meeting **called to order** by Commissioner Cain at **7:03 p.m.**

Approval of Meeting Agenda

Commissioner Cain moved to adopt the draft agenda with one modification made by Joyce Cowan: the addition of a New Business item to discuss the procedural rules for presenting to the CDC. The motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

Approval of October 23, 2013 Meeting Minutes

Commissioner Cain moved to approve the meeting minutes without modification; the motion was seconded and approved unanimously by the Committee. Cain noted there was no November 2013 CDC meeting, thus there were no November meeting minutes to approve.

Vote: 9-0 (unanimous)

Old Business

Visitor Parking Program discussion

Commissioner Cain provided background on the CDC's prior discussions of a Visitor Parking Program (VPP) for ANC 2F and reiterated that Councilmember Jack Evans office had committed to finding money for whatever program the ANC put forward. After discussion among the Committee and community member input, Cain moved that the CDC reassert its former position for the ANC to consider a VPP for ANC 2F, the key components of which included: residents have to opt in to receive a pass; a focus on enforcement of the passes; and, in all other ways the ANC 2F VPP would comport with how the program exists in other parts of the city. The motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

New Business

Preliminary design presentation for 1313-17 14th St, NW

Holly Lennihan, Hickok Cole

HPRB Endorsement

Holly Lennihan, architect and project manager with Hickok Cole, presented the preliminary design for 1313-17 14th St, NW. The project is a by-right combination of restoring existing structures and constructing a new building. The final project will consist of office space and retail on the ground floor. The project aimed to be on the ANC's agenda in January and thus requested a vote from the CDC at the present meeting.

Lennihan detailed the developer's preservation and design intentions. The Committee members expressed their support for the project while sharing a general dislike of the mixture of modern and historic design components for the middle portion of the structure (at 1315 14th St, NW).

Commissioner Cain moved that the CDC recommend that the ANC approve the concept and massing for the project, with the understanding that the developer and architect would return to the CDC for final approval; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

Marriott Hotel project (9th St & L St, NW) HPRB Presentation

Bob Knopf and Norman Jenkins

HPRB concept presentation

Bob Knopf of Quadrangle Development and Norman Jenkins of Capstone Development presented the design concept for the second phase of the Marquis Marriott project, which is to the north of the current hotel construction and across L St, NW. Knopf and Jenkins detailed the project specifics, which included 507 hotel rooms and 237 residential apartments, below grade parking for 330 vehicles, and a groundbreaking goal of early 2015.

Eleven existing buildings are on the site in question. The project as proposed would preserve front portions (facades and a few feet of space beyond the facades) of nine buildings along 9th St, NW and raze the remaining three buildings located along L St, NW. The Committee members expressed "tremendous concern" for the project's treatment of the existing structures, the proposed garage access through an existing alley, and the overwhelming massing of the building along L St, NW. Community member Brad Smith spoke to the community detriment of losing the structures along L St, NW. The Committee members shared their frustration with the presentation's lack of information and its informality. Commissioner Cain invited the developers to work with the ANC to find a design that was a better middle ground in terms of being respectful of the existing buildings and the historical context of the neighborhood.

Cain moved that the CDC recommend that the ANC advise HPRB to oppose the design as presented on the grounds that the design and massing is not compatible with the goals of historic preservation and the historic nature of the city; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

Discussion of procedural rules for presenting to the CDC

As a result of an earlier motion by Joyce Cowan, the Committee discussed the need to better publicize and inform the community (especially developers) about the proper processes for presenting to the CDC and ANC. After much discussion, Commissioner Cain resolved that there was more the ANC could do to better inform individuals of the appropriate channels for approaching

the ANC. No vote or official action was taken on the matter.

Open Forum

- Judy Werdel, resident of the Residences at Thomas Circle (1330 Massachusetts Ave, NW), asked the Committee for guidance in requesting sidewalk improvements along the south side of Massachusetts Avenue, NW between 13th and 14th Streets, NW. The Committee directed the individual to approach Commissioner Jim Lamare and Councilmember Jack Evans' office to address the issue.

Commissioner Cain moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:04 p.m.**