

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
MARCH 26, 2014

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Walt Cain (2F02)
Louis Cipro
Joyce Cowan (arrived for last vote)
Dave Feinstein
Joel Heisey
Helen Kramer
Jim Loucks
Commissioner Greg Melcher (2F06)
Ron Rubin

ABSENT

Leah Frelinghuysen
Howard Marks

GUESTS AND PRESENTERS

Elliot Imse, DCOHR
Steve Callcott, DC Office of Planning
Evian Patterson, DDOT
Bob Knopf, Quadrangle Development
Bob Niel, Cooper Carry Architects
Ash Rahimi, Madison Investments
Brook Katzen, SB-Urban
Devon Perkins, Hickok Cole

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

Approval of Meeting Agenda

Commissioner Cain moved to adopt the draft agenda with the following two modifications: 1) removal of the architectural design update for 1313-1317 14th St, NW under Old Business; and 2) the removal of the DDOT public space application for 1316 9th St, NW under New Business. The motion was seconded and approved unanimously by the Committee.

Vote: 8-0 (unanimous)

Approval of February 19, 2014 Meeting Minutes

Commissioner Cain moved to approve the meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 8-0 (unanimous)

Community Forum

D.C. Office of Human Rights (DCOHR) Elliot Imse, Director of Policy & Communications

Campaign to increase restaurant accessibility for the disabled

Elliot Imse from the D.C. Office of Human Rights presented an informational brochure about DCOHR's recently launched campaign that asks local restaurants to "Take the Pledge" to become more accessible to the 70,000+ District residents with disabilities.

Office of Planning Presentation

Steve Callcott, Deputy Director

The role of the ANC, HPO, and HPRB in reviewing projects

Steve Callcott gave a presentation to the CDC and answered Committee member questions about the historical review process for development projects in the District. Callcott promoted the design guideline packets available for applicants who need to go through the historic review process. Callcott also mentioned that the Office of Planning is currently in the process of updating its

delegation of authority document, which will allow for administrative approval of building additions and alterations that are clearly in line with the historical context of the property in question. Finally, Callcott announced a new trial program to be implemented at the end of April that will require applicants for HPRB review to post notices on their properties 15 days prior their HPRB hearing.

Old Business

Reconsideration of Visitor Parking Program for ANC 2F

Evian Patterson, DDOT

Commissioner Cain provided a detailed background of the Commission's efforts to date in implementing a Visitor Parking Program (VPP) for ANC 2F. Cain explained that DDOT had recently disabused the Commission of its understanding that ANC 2F was not eligible to participate in the City's existing VPP program. Evian Patterson, with DDOT, explained that the agency interpreted the existing D.C. Council legislation regarding the VPP to mean that ANC 2F could not be part of the same VPP pass distribution method.

Patterson detailed that each RPP-eligible address in ANC 2F would have to opt into the program by going online to DDOT's website or calling to request a VPP pass. Passes would then be mailed to ANC 2F residents—one per RPP-eligible address, valid through the end of the fiscal year (ending Sep. 30).

Cain moved that the CDC recommend that the full ANC issue a resolution to DDOT expressing its desire [for the ANC] to opt into the existing citywide VPP through the end of the fiscal year; the motion was seconded and approved by the Committee.

Vote: 8-1

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

Bob Knopf, Quadrangle Dvpt.
Bob Niel, Cooper Carry Architects

Request for concept and massing approval

Bob Knopf of Quadrangle Development and Bob Niel with Cooper Carry Architects detailed eight major changes made to the concept and massing of the project in question since its last appearance before the CDC: 1) the preservation of at least the front 40 feet of each of the six existing historic buildings along 9th St, NW; 2) the preservation and incorporation of the existing apartment building on L St, NW into the hotel design; 3) a commitment to keeping three sides of the existing apartment building unobstructed, with only the east side abutting the hotel; 4) a more pedestrian-friendly scale for the L St façade; 5) a design of the L St façade that's more continuous with the architectural fabric of the street; 6) a garage and ingress/egress design that encourages minimal traffic flow into the alley systems; 7) relocation of the existing curb cut near the intersection of 9th & L Streets further north on 9th; and 8) the addition of a "front piece" design component on the L St side.

The Committee members expressed their appreciation for the improvement of the design and massing of the project. Commissioner Cain moved that the CDC recommend that the full ANC approve the HPRB concept and massing of the project as presented, contingent upon the team returning to the CDC for a final design review. Joyce Cowan made a friendly amendment to the motion specifying that design be compatible with HPO guidelines. The motion was seconded and approved by the Committee.

Vote: 8-1

New Business

HPRB Application for 1427-1429 Rhode Island Ave, NW Ash Rahimi, Madison Investments

Request for concept and massing approval for two design proposals

Ash Rahimi of Madison Investments presented two design proposals for the development of a 32 unit residential building on a currently vacant lot. The property is matter of right. The second design proposal would incorporate the conveyance of the neighboring lot, which is currently used as a driveway and parking access for that property.

The Committee enumerated its concerns with the designs, specifically: that the horizontal façade lines were out of context with the street; that the bay projections were out of context with the street; that the conveyance add-in seemed out of place; that the metal paneling would be intrusive to the material fabric of the street; and that retaining the existing curb cut and driveway would be undesirable.

Commissioner Cain moved that the CDC recommend that the ANC approve the HPRB concept and massing of the proposed designs, so long as the final design remains consistent with the historic district. Cain noted the team would have to come back before the CDC for final design approval. Joyce Cowan added a friendly amendment to the motion encouraging the developers to engage the surrounding neighbors and community in the design process. The motion seconded and unanimously approved by the Committee.

Vote: 9-0

DDOT public space application for 1401 R St, NW (Red Light Dessert Bar)

The Managing Partner of the Red Light Dessert Bar sought clarification from the Committee as to whether or not the establishment needed to seek the Committee's approval for a modification to the patio furniture arrangement of its existing public space permit. The Committee concluded its approval was not necessary and no action was taken.

Informational presentation for SB-Urban Blagden Alley project Brook Katzen, SB-Urban Devon Perkins, Hickok Cole

Brook Katzen of SB-Urban and Devon Perkins of Hickok Cole presented preliminary design concepts for a 125-unit apartment project that aims to reactivate Blagden Alley, and solicited Committee feedback. The Committee feedback centered on design incompatibility between the proposed 9th St façade and the surrounding buildings, and the Committee's desire for the two street facades to be distinct from one another. Community feedback focused on parking concerns. The group will eventually seek ANC 2F's support for the related HPRB application.

Open Forum

[none]

Helen Kramer moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:16 p.m.**