

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
JUNE 25, 2014

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

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

ABSENT

Leah Frelinghuysen

GUESTS AND PRESENTERS

Devon Perkins, Hicock Cole
Joel de Leon, AGP
Steven Ni, McGraw Bagnoli Architects

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

Approval of Meeting Agenda

Helen Kramer moved to adopt the draft agenda without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

Approval of April 30, 2014 Meeting Minutes

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

Vote: 9-0 (unanimous)

Old Business

917 M St, NW & 1212 9th St, NW (Blagden Alley project)

Devon Perkins, Hicock Cole

Request for HPRB massing, concept, and design approval

Devon Perkins of Hicock Cole presented the changes made to the project plans after receiving feedback from the Committee at the April CDC meeting. The Committee thanked Perkins for revisiting the project design, but felt that certain design changes had gone in the wrong direction.

Following a back-and-forth with Perkins about the various project design elements, Commissioner Cain moved that the CDC recommend that the full ANC recommend HPRB approval for the concept and massing of the M St, NW façade of SB-Urban's Blagden Alley project at **917 M St, NW & 1212 9th St, NW**. The recommendation also included approval for the alley design, the pedestrian bridge, and the alley setbacks.

As part of the same motion, Cain moved that the CDC recommended that the full ANC recommend HPRB disapproval of the concept and massing for the 9th St, NW façade of the project, unless the following aspects were addressed: a redesign of the façade, which is presently too industrial, and

neither compatible with the historic context of the street nor sufficiently contemporary to stand on its own; a lower glass-to-brick ratio; and a more pronounced roofline.

Cain’s motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

BZA rear yard setback exception for 1738 14th St, NW Joel de Leon, Architects Group Practice
Request for HPRB massing, concept, and design approval

In representation of the Applicant for the property, Joel de Leon of Architects Group Practice requested a waiver for the rear yard setback by way of a special exception Section 774.2 of the Zoning regulations consisting of two parts: 1) a reduction in the rear yard setback from 12' to 10' (measured from the centerline of the alley as defined in the zoning regulations) below a height of 20', and; 2) a reduction in the rear yard setback from 10' to 5' (measured from the property line and related to the building height as defined in the zoning regulations) above a height of 20'.

Although de Leon contended that the request for special exception was consistent with the general intent and purpose of the Zoning regulations and that several buildings along the same block had set a precedent for their development in terms of massing along the alley, the Committee disagreed. The Committee felt that BZA would not be sympathetic to the Applicant’s argument, and that the waiver would set a bad precedent for future developments.

Commissioner Cain moved that the CDC recommend that the full ANC recommend BZA disapproval of the request for a special exception, given that the Applicant had not met the relevant burden of proof; the motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous)

New Business

928 O St, NW (Blagden Alley/Naylor Court) Steven Ni, McGraw Bagnoli Architects
Informational presentation for anticipated HPRB case

Steven Ni of McGraw Bagnoli Architects gave an informational presentation on behalf of the Applicant about the anticipated HPRB case for a three-unit residential project at the property in question. The Committee provided feedback on the initial design. The Committee postponed the applicant’s request for a vote on HPRB approval for concept, massing, and design, noting that the design and massing required substantial modification—as well as greater opportunity for community input—before the project would be ready for CDC consideration.

Vote: 9-0 (unanimous)

Open Forum

[none]

Helen Kramer moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **8:47 p.m.**