

# ANC 2F | Community Development Committee Meeting

**MINUTES** WEDNESDAY  
OCTOBER 29, 2014

7:00 P.M.

WASHINGTON PLAZA HOTEL  
10 THOMAS CIRCLE, NW

## Attendance

### PRESENT

Commissioner Cain (2F02)  
Joyce Cowan  
Commissioner Deeley (2F08)  
Dave Feinstein  
Joel Heisey  
Helen Kramer  
Jim Loucks  
Ron Rubin

### ABSENT

Louis Cipro  
Leah Frelinghuysen  
Commissioner Melcher (2F06)

### GUESTS AND PRESENTERS

Cary Kadlecek, Goulston & Storrs  
Fred Hill, Hill Group  
Meredith Moldenhauer, Griffin,  
Murphy, Moldenhauer & Wiggins  
Wing Wong, Dep  
Carmel Greer, District Design  
Erica Rokenbrod, District Design  
Jamie Lee

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

### Approval of Meeting Agenda

Commissioner Cain moved to adopt the draft agenda with the following modification: removal of the "Planned Unit Development (PUD) for proposed Marriott hotel at 9th & L St, NW" New Business item from the agenda. The motion was seconded and approved unanimously by the Committee.

**Vote: 7-0 (unanimous; Cowan not present)**

### Approval of September 24, 2014 Meeting Minutes

Commissioner Cain moved to adopt the September 24, 2014 meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

**Vote: 7-0 (unanimous; Cowan not present)**

## Committee Announcements

1. Commissioner Cain shared that he and Commissioner Melcher are leading ANC 2F's effort to develop a Community Benefits Package that is part of the Planned Unit Development (PUD) for the proposed Marriott hotel at 9th & L Streets, NW (Square 369). Cain asked the community at large and especially neighbors in the vicinity of the site to communicate to ANC 2F a list of desired improvements for inclusion in the Agreement.

## Old Business

### 90 & 91 Blagden Alley, NW (HPRB request)

Cary Kadlecek, Goulston & Storrs

*BZA parking special exception (90 Blagden Alley) and parking variance (91 Blagden Alley)*

Cary Kadlecek, legal counsel for the Applicant, returned to the CDC to address five issues of concern identified by the Committee at the September CDC meeting. Kadlecek addressed: 1) a promise to record a covenant preserving the side yard; 2) a commitment to funding the installation

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and first year of operation of a Capital Bikeshare station; 3) signage installation and a package delivery room to discourage delivery trucks in the alley; 4) a rapid trash pick-up plan for M St; and 5) assurances that residents move-in and move-outs will be minimal since units are fully furnished (including linens, utensils, plates, electronics, etc.).

Commissioner Cain moved to recommend that the full ANC support the BZA request for a 100% parking special exception at 90 Blagden Alley and a 100% parking variance for 91 Blagden Alley; the motion was seconded and approved by the Committee.

**Vote: 5-2 (Cowan not present)**

Fred Hill, the Hill Group

**1017 12<sup>th</sup> St, NW (BZA request)** Meredith Moldenhauer, Griffin, Murphy, Moldenhauer & Wiggins  
*BZA zoning relief (rear yard variance, parking relief, FAR relief) / design plans*

Fred Hill, owner of the property, shared his plan to move his healthcare communications company from Maryland to the property in question. Meredith Moldenhauer, legal counsel for the Applicant, asked the Committee for rear yard variance relief, parking relief, and FAR relief. Moldenhauer explained that the variances would allow the Applicant to maximize the limited amount of floor space available in the row-home building, which is a holdout property from when 1100 K St, NW was built. The rear yard variance relief will allow for building to the rear lot line, which the Applicant's legal counsel conceded would close off "at-risk" windows at the abutting 1100 K St, NW building. Moldenhauer indicated she had reached out to the owners of 1100 K St, NW and had not received a response.

Commissioner Cain moved to recommend that the full ANC support the BZA requests for rear yard variance relief, parking relief, and FAR relief for 1017 12th St, NW; the motion was seconded and approved unanimously by the Committee.

**Vote: 7-0 (unanimous; Cowan not present)**

**925 M St, NW (HPRB request)** Wing Wong, Dep  
*HPRB concept, massing, and final design*

Wing Wong, architect for the project, returned to the CDC with updated designs that incorporated the Committee's feedback from the September CDC meeting. Wong walked the Committee through the updated designs, and showed examples of the building materials that would be used.

Commissioner Cain moved to recommend that the full ANC support the HPRB concept, massing, and final design for 925 M St, NW, as consistent with the Historic Preservation guidelines; the motion was seconded and approved unanimously by the Committee.

**Vote: 8-0 (unanimous)**

## New Business

**1320 14th St, NW (The Pig; DDOT Public Space request)** No Applicant present  
*DDOT public space application for sidewalk cafe*

In line with the Committee's procedural practice when an Applicant does not come before the CDC to address its request, Commissioner Cain moved to recommend that the full ANC oppose the DDOT public space application for outdoor patio service at 1320 14th St, NW; the motion was seconded and approved unanimously by the Committee.

**Vote: 8-0 (unanimous)**

**1222 11th St, NW (HPRB request)**

Carmel Greer & Erica Rokenbrod, District Design

*HPRB concept, massing, and design*

Carmel Greer and Erica Rokenbrod of District Design presented the Applicant's request for HPRB concept, massing, and design support. The proposed project seeks to construct a four-unit condominium building whose rear addition and penthouse addition would be identical in height, mass, and setback to adjacent 1220 and 1224 11th St, NW.

Commissioner Cain moved to recommend that the full ANC support the HPRB concept, massing, and design for 1222 11th St, NW, as consistent with the Historic Preservation guidelines; the motion was seconded and approved unanimously by the Committee.

**Vote: 8-0 (unanimous)**

**1428 9th St, NW (HPRB request)**

Jamie Lee

*HPRB concept/addition*

Jamie Lee, architect for 1428 9th St, NW, presented the initial project design to the CDC and asked for the Committee's feedback. The Committee mostly preferred design scheme "A8," and provided extensive feedback about specific design components. No action was taken, and the Committee asked the Applicant to return to the November CDC meeting with refined plans.

**No action taken**

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