

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
NOVEMBER 19, 2014

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Cain (2F02)
Louis Cipro
Joyce Cowan*
Commissioner Deeley (2F08)*
Dave Feinstein
Leah Frelinghuysen
Joel Heisey
Helen Kramer
Jim Loucks
Commissioner Melcher (2F06)*
Ron Rubin*

ABSENT

[none]

GUESTS AND PRESENTERS

David Winer, EatWell DC
Jamie Lee, Architect
Carolyn Brown, Holland & Knight
Bob Knopf, Quadrangle Development
Paul Millstein, Douglass Development
Larry Kirsch, Attorney
Jeff Owens, Structural Engineer
Steve Callcott, HPO

**denotes Committee members not present for one or more votes*

Committee meeting **called to order** by Commissioner Walt Cain at **7:01 p.m.**

Approval of Meeting Agenda

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

Vote: 7-0 (unanimous; Cowan, Rubin, Melcher, Deeley not present)

Approval of October 29, 2014 Meeting Minutes

Commissioner Cain moved to adopt the October 29, 2014 meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous; Cowan, Rubin, Melcher, Deeley not present)

Old Business

1320 14th St, NW (The Pig)

David Winer, EatWell DC

DDOT Public Space Committee application for sidewalk café

David Winer, owner of The Pig, requested the Committee's support for a DDOT Public Space Committee application for a sidewalk café in front of the restaurant. The application is for a four table, eight seat configuration with a 10:30pm sidewalk café closing time on weekdays and an 11:30pm closing time on weekends. Commissioner Cain moved that the Committee recommend that the full ANC support the Applicant's request; the motion was seconded and approved unanimously by the Committee.

Vote: 8-0 (unanimous; Cowan, Rubin, Deeley not present)

HPRB concept/addition

Jamie Lee, architect and representative for the Applicant, returned to the Committee after having presented initial design concepts at the October 29, 2014 CDC meeting. Lee presented two iterations of one of the designs he presented to the Committee at the October meeting, and requested the Committee's support for HPRB concept, massing, and design.

The Committee generally liked the façade design, but brought up zoning variance implications to the proposed design. The Committee ultimately took no action on the request due to the significant zoning implications of the architect's designs. The CDC asked the Applicant to go through the necessary zoning process before returning to the CDC to request HPRB support.

No action taken

Carolyn Brown

Planned Unit Development at Square 369 (9th & L St, NW) Bob Knopf, Quadrangle Development*HPRB concept, massing, and final design*

Commissioner Cain kicked off the conversation by detailing the ANC's procedural history with the project. Cain then detailed the community's request for \$55,000 in financial contributions from the developer (as part of the Planned Unit Development's (PUD) Community Benefits Agreement), split among: 1) a financial contribution to the 501(c)(3) supporting Gompers Park; 2) a financial contribution to the 501(c)(3) that supports the 10th Street park; and 3) a financial contribution to the Thomson Elementary school.

Bob Knopf and Quadrangle's legal counsel, Carolyn Brown, enumerated the other community benefits included in their PUD application, including: the significant expense and complexity of historic preservation of numerous buildings on the site (and announcement of the preservation/relocation of 911 L St, NW); additional jobs created; and the much needed contribution to the city's hotel room stock. Knopf shared his opinion that the amount of the funding request was excessive, and disproportionate with the amount of Community Benefits funding provided for the Marquis Marriott project. Knopf countered with a \$15,000 contribution, which he felt was consonant with the ratio of Community Benefits funding provided for the Marriott Marquis project.

Several members of the Committee and the community voiced concerns that the \$15,000 offer was too modest. Representatives of the Whitman and Quincy Court Homeowners Associations noted their support of the PUD, as did Commissioner Melcher. After extensive dialogue between the Developer, Committee, and community, Cowan moved that the Committee postpone its decision on supporting the PUD until the December 17th CDC meeting. The Committee asked Knopf and Brown to return to the December meeting with a more clearly enumerated list of the public benefit elements of the PUD, including overall direct and in-kind financial contribution, and comparison with the Community Benefits Packages of other recent PUDs in the District. The motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous; no action taken)

New Business

1218 9th St, NW

Paul Millstein, Douglass Development

BZA variance requests

Paul Millstein presented the Applicant's request for Committee support of BZA FAR relief and a fourteen spot parking variance at 1218 9th St, NW. The project, whose HPRB components had previously received the support of ANC 2F, proposes to combine three historic row houses into a "funky commercial area."

Millstein explained that the requested FAR relief would allow the Applicant to build a third floor for commercial office space within the previously-approved project massing. Millstein then explained that providing the fourteen required parking spots was impossible given the lot size and configuration. The Committee expressed its support for both requests, while asking the Applicant to provide bike and car share memberships to the office space tenants in order to discourage driving and parking.

Commissioner Cain moved that the CDC recommend that the full ANC support the Applicant's BZA FAR relief and parking variance requests; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

Larry Kirsch, Attorney

Jeff Owens, Structural Engineer

1618 14th St, NW

Demolition permit request

Larry Kirsch, attorney for the property owner, and Jeff Owens, a contracted structural engineer, detailed the steps taken by the owner over the past year to assess the structural feasibility of preserving the building in its current condition. Owens explained his analysis that preservation of the existing structure would require extensive reconstruction efforts such that actual preservation would be impossible; in order to preserve the structure, it would have to be disassembled brick by brick and reassembled in order to achieve structural integrity that is currently absent in the building's present state.

D.C. Preservation Officer Steve Callcott was present and spoke to HPO's written opinion about the raze application, which detailed the structural deficiencies of the building as originally constructed; the subsequent deterioration from water damage; and the owner's diligence in following recommendations of HPO staff over the period of a year to undertake extensive structural engineering studies.

Commissioner Cain moved that the CDC recommend that the full ANC support the Applicant's raze application, contingent on the preservation and rehabilitation of the front, east-facing façade of the building; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

Commissioner Cain moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:31 p.m.**