

ANC 2F | Community Development Committee Meeting

MINUTES WEDNESDAY
DECEMBER 17, 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

Carolyn Brown, Holland & Knight
Gregory Rubbo, Scout Motor Co.
David Morris, Trout Design
Mark Lawrence, E/L Studio Architecture

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

Committee meeting **called to order** by Commissioner Walt Cain at **7:00 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: 9-0 (unanimous; Rubin, Melcher not present)

Approval of November 19, 2014 Meeting Minutes

Commissioner Cain moved to adopt the November 19, 2014 meeting minutes. Joel Heisey amended the motion to include the removal of mention of "an affordable housing component" from the Square 369 Planned Unit Development business item. The amended motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous; Rubin, Melcher not present)

Old Business

9th & L St, NW (Square 369)

Carolyn Brown, Holland & Knight

Community Benefits Agreement for Planned Unit Development

Carolyn Brown, Attorney for the Applicant, shared that ANC 2F and the developer for the project, Quadrangle Development, were able to reach an agreement for a one-time \$45,000 contribution to three community organizations as part of the Community Benefits Agreement component of the Planned Unit Development (PUD). The contribution will be split among Thomson Elementary (5k for PTA equipment for students) and both Gompers Park and the 10th Street Park (20k each for park maintenance and improvement). Brown answered Committee questions about the release and administration of the funds. Brown also committed to notifying Commissioner Melcher about any

opportunity to salvage bricks from the historic structure(s) on the property that would be moved and/or demolished. A representative of the Whitman Condo Association was present to reiterate the building's support for the PUD.

Commissioner Cain moved that the CDC recommend that the full ANC support the PUD application for Square 369; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

New Business

1421 Corcoran St, NW

Gregory Rubbo, Scout Motor Company

HPRB concept and massing review for by-right raze project

Gregory Rubbo presented his request for concept, massing, and design support for the by-right raze of an existing, three-story, non-contributing residential building, and construction of a new, five-story, three-unit residential building. Rubbo noted that the façade design was under way but not finished.

The Committee asked Rubbo numerous questions and points of clarification, and expressed concern with the proposed design's incongruity with other buildings on the block. Several community members expressed their concern about construction vibrations; a lack of communication and outreach from the Applicant; and the precedent that would be set if the ANC were to allow a structure of this height on the block.

The Committee ultimately felt the project plans failed to provide sufficient context, visualization, and detail about how the proposed structure would fit in with the fabric of the street. Commissioner Cain encouraged the Applicant to return to the CDC with more thorough project support materials and answers to the Committee's numerous questions and concerns about the project, including a status report on the Applicant's outreach to immediate neighbors who would be affected by the project.

Commissioner Cain moved that the CDC recommend that the full ANC write a letter expressing a lack of support for the HPRB concept and massing for the project; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

1527 12th St, NW

David Morris, Trout Design

HPRB concept, design, and massing

David Trout requested the Committee's support of the HPRB concept, design, and massing for the restoration and renovation of an existing structure that was used as a religious center (first floor) and residences (second floor). Trout detailed the Applicant's plans to restore the building exterior—including a six-foot addition modeled after a porch that had previously been filled it—and create four residential units on the interior.

The Committee praised the thorough, thoughtful restoration plan for the project, and the Applicant's commitment to the historic fabric of the home. Commissioner Cain moved that the CDC recommend that the full ANC support the HPRB concept and massing of the project, and delegate design review to HPO staff, noting a preference for parking spaces on the property; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

HPRB concept/addition

Mark Lawrence requested the Committee's support for HRPB concept and massing of a rooftop (pop-up) addition to an existing residential structure. Lawrence explained that the addition would result in the need for a zoning variance (area and parking), for which the Applicant would return to the CDC at a later time. Lawrence confirmed that the roof addition would not be visible from across the street; that extensive façade restoration would occur as part of the project; and that the design included a recess area at grade level for trash can storage on the side of the building.

The Committee was convinced of the negligible impact of the proposed addition and felt the design and proposed restoration work were good. Commissioner Cain moved that the CDC recommend that the full ANC support the HPRB concept and massing for the building addition, with delegation of design review to HPO staff. Committee Member Heisey included a request for cleaning up the front yard, restoration of the metal work, and inclusion of a fence. The motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous)

Open Forum

- Committee member Joyce Cowan moved that the Committee adopt a resolution of appreciation and gratitude for Commissioner Walt Cain's service as Chair of the CDC. The resolution was adopted by unanimous consent, along with complimentary remarks from several Committee members.

Commissioner Cain moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **8:12p.m.**