

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
FEBRUARY 25, 2015

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Louis Cipro
Joyce Cowan*
Commissioner Deeley (2F08)
Dave Feinstein
Leah Frelinghuysen
Joel Heisey
Helen Kramer
Commissioner Lamare (2F05)
John Long
Jim Loucks
Jim Luecht
Ron Rubin*
Commissioner Sylvester (2F07)

ABSENT

Greg Melcher

GUESTS AND PRESENTERS

Paul Millstein, Douglass Development
Barry Madani, Principal, Madison
Ryan Fleming, Co-Owner, Slipstream Cafe
David Dale, Dale Management & Dvpt.
Toye Bello, Bello, Bello & Associates

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

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:00 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: 11-0 (unanimous; Cowan, Rubin not present)

Approval of January 29, 2015 Meeting Minutes

Helen Kramer moved to adopt the January 29, 2015 meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 11-0 (unanimous; Cowan, Rubin not present)

Old Business

[none]

New Business

920 N St, NW / Blagden Alley

Paul Millstein, Douglass Development

HPRB concept, massing, and design

Paul Millstein presented the Applicant's request for Committee support of the HPRB concept, massing, and design for a new two-story brick building at 920 N St, NW. Millstein explained that the

project was matter-of-right, and that he had been working with HPO staff for input on concept, massing, and design. Overall, the Committee supported the proposal, but for the chosen brick color. The Committee emphasized the importance of a trash removal plan.

Helen Kramer moved that the CDC recommend that the full ANC recommend HPRB concept, design, and massing approval for the proposed project at 920 N St, NW (Blagden Alley), with the provision that the Developer work with HPO staff to select a different brick color that is more compatible with the colors of the surrounding buildings in Blagden Alley; the motion was seconded and approved unanimously by the Committee.

Vote: 12-0 (unanimous; Cowan absent)

1427-1429 Rhode Island Ave, NW

Barry Madani, Principal, Madison

DDOT Public Space Application to maintain existing curb cut

Barry Madani presented the Applicant's request for Committee support of the DDOT Public Space Application at 1427-1429 Rhode Island Ave, NW. Madani explained that acquisition of the smaller of the two lots in question had triggered a procedural need for a public space permit in order to maintain the existing curb cut.

Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the public space application to maintain an existing curb cut at 1427-1429 Rhode Island Ave, NW; the motion was seconded and approved unanimously by the Committee.

Vote: 12-0 (unanimous; Cowan absent)

1333 14th St, NW (Slipstream Café)

Ryan Fleming, Co-Owner

DDOT Public Space Application for sidewalk cafe

Ryan Fleming requested the Committee's support of the DDOT Public Space Application for a sidewalk café in front of Slipstream Café at 1330 Vermont Ave, NW. The Applicant assured the Committee that there would be no permanent fixtures in the sidewalk café area, and that the space occupied would not extend out as far as that of neighboring Birch & Barley.

Helen Kramer moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the public space application for a sidewalk cafe at 1333 14th St, NW; the motion was seconded and approved unanimously by the Committee.

Vote: 13-0 (unanimous)

1337 11th St, NW

David Dale, Dale Management & Development

DDOT Public Space for construction on side yard

David Dale requested the Committee's support of the DDOT Public Space Application to permit construction on the side yard at 1337 11th St, NW. Dale shared his plans to secure a restaurant operator as tenant for the ground floor space, and explained that the construction permit sought was for historically appropriate permanent structure(s) that would accommodate an outdoor sidewalk cafe function for a restaurant.

Several Committee members expressed their concern that the eventual sidewalk café space, as indicated by the construction plans, was overbearing and excessive given the nearby residences on the block. In response, Dale explained that his ability to attract a restaurant operator—and consequently, the economic viability of the entire project—depended on a sizeable outdoor café space. The Committee questioned whether support of this public space permit for construction

would be tantamount to implied support for an eventual sidewalk café. Commissioner Deeley reiterated that the eventual restaurant operator would have to come before the CDC at a later time to request support for a public space application for a sidewalk café, in addition to going before the ABRA Policy Committee to negotiate a Settlement Agreement, including outside operating hours.

After lengthy discussion among the Committee, Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the public space application for a sidewalk café as presented by Dale; the motion was seconded and failed to receive a majority vote.

Vote: 6-7

After additional back and forth between Dale and the Committee, and community input, Joyce Cowan moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the public space application for a sidewalk cafe at 1337 11th St, NW, contingent upon permitted use of a reduced area from that initially requested by the Applicant, such that the paved space of the permitted area not extend further east than the back wall of the three story part of the structure (not including the porch addition), and that the remaining portion of the space up to the alleyway be permeable green space; the motion was seconded and approved unanimously by the Committee.

Vote: 13-0 (unanimous)

1413 Q St, NW

Toye Bello, Bello, Bello & Associates

BZA variance requests (lot occupancy; minimum side yard setback; non-conforming structure) for third story addition

Toye Bello presented the Applicant's request for the Committee's support of three BZA variance requests needed to allow for a third story addition to the residence at 1413 Q St, NW. Bello explained that the addition would provide additional bedroom space needed for the family's growth. As detailed by Bello, the proposed addition would not change the footprint of the home, and the addition height would be in line with existing structures on the block.

Joyce Cowan moved that the CDC recommend that the full ANC recommend BZA approval for the variance requests (lot occupancy; minimum side yard setback; and non-conforming structure); the motion was seconded and approved unanimously by the Committee.

Vote: 13-0 (unanimous)

Commissioner Deeley moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:09 p.m.**