

# ANC 2F | Community Development Committee Meeting

## MINUTES

WEDNESDAY  
APRIL 22, 2015

7:00 P.M.

WASHINGTON PLAZA HOTEL  
10 THOMAS CIRCLE, NW

## Attendance

### PRESENT

Louis Cipro  
Commissioner Deeley (2F08)  
Dave Feinstein  
Leah Frelinghuysen  
Joel Heisey  
Helen Kramer  
Commissioner Lamare (2F05)  
Jim Loucks  
Jim Luecht  
Greg Melcher\*  
Commissioner Sylvester (2F07)  
Ron Rubin\*

### ABSENT

Joyce Cowan  
John Long

### GUESTS AND PRESENTERS

Megan Mitchell, Suzanne Reatig  
Architecture  
Ryan Fleming, Slipstream Cafe

*\*Committee members who were not present for all votes*

Committee meeting **called to order** by CDC Chair, Commissioner Kevin Deeley, at **7:01 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: 10-0 (unanimous; Rubin, Melcher not present)**

### Approval of March 25, 2015 Meeting Minutes

Committee Member Helen Kramer moved to adopt the March 25, 2015 meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous; Rubin, Melcher not present)**

## Old Business

### 1001 O St, NW

Megan Mitchell, Suzane Reatig Architecture

*HPRB concept, design, massing, and height*

Megan Mitchell, Architect at Suzane Reatig Architecture, returned to the CDC to present an updated concept and massing proposal for a new, three-story, two-unit townhouse on the vacant R4 zoned lot in question. At its March 25, 2015 meeting, the CDC voted to recommend that the ANC recommend HPRB not to approve the concept and massing of the project as presented.

Mitchell acknowledged differing opinions on architectural aesthetic, while affirming the Applicant's desire to build a project whose concept and massing was in harmony with other buildings on the block. Mitchell presented the project's updated concept and massing proposal, which included:

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- An unchanged 20' x 48' building footprint with 60% lot occupancy;
  - A 35' height to the top of the roof structure with an additional 3 ½' to the top of the parapet;
  - A relatively centered glass front bay massing to mimic the historic houses on the block with wood bay fronts;
  - A shorter side bay than originally presented, with the previous exterior staircase leading to the second floor now inside;
  - Eliminated the need for a separate room (no additional massing on top of the roof) on the roof leading to the roof deck.

Mitchell detailed the additional outreach to surrounding neighbors (distribution of 70+ flyers), and requested the Committee's support for the proposed concept, massing, design, and height.

The Committee thanked Mitchell for the improvements made to the project's concept and massing, while expressing continued disappointment with the Applicant's failure to provide a number of project details requested by the Committee at the March CDC meeting. The Committee unanimously determined that the hypermodern design, excessive use of glass, and disproportionate bay projections were both uninspiring and inconsistent with the aesthetic context and architectural character of the neighborhood. Additionally, the Committee determined there to be insufficient design detail in order to support the project in its entirety. Community members echoed the Committee's assessment, and voiced concerns about parking design and trash storage.

Committee Member Joel Heisey moved that the CDC recommend that the full ANC send a letter to HPRB in opposition of the design submitted for concept and massing, due to lack of sufficient detail for a project of this type, and lack of conformity with the historic details in the neighborhood; the motion was seconded and approved unanimously by the Committee.

**Vote: 12-0 (unanimous)**

## New Business

### **1333 14th St, NW (Slipstream Cafe)**

Ryan Fleming, Co-Owner

#### *Request for support for participation in pilot DDOT "parklet" program*

Ryan Fleming, Co-owner of Slipstream Cafe, solicited the Committee's general support for his potential participation in DDOT's pilot parklet program. Fleming explained that DDOT had approached him about participation in their pilot program, which consists of placing 3 or 4 parklets (miniature parks constructed on raised platforms that would occupy public space the size of a parking spot in the parking lane of a street) throughout highly trafficked pedestrian areas of the city. Fleming provide details about the parklet concept, which originated in San Francisco, and answered the Committee's questions about construction costs, maintenance, liability, community involvement in the design process, and the DDOT permitting and approval process. The Committee members as well as a few community members spoke in favor of the general idea.

Committee Member Greg Melcher moved that the CDC recommend that the full ANC support the general concept of installing a parklet in the street in front of 1333 14th St, NW, provided that the parklet proposal return to the CDC for a full and through design review with community comment; the motion was seconded and approved unanimously by the Committee.

**Vote: 12-0 (unanimous)**

Helen Kramer moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **8:27 p.m.**