

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
JUNE 24, 2015

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Dave Feinstein
Helen Kramer
John Long
Jim Loucks
Commissioner Sylvester (2F07)
Ron Rubin

ABSENT

Joyce Cowan
Louis Cipro
Leah Frelinghuysen
Joel Heisey
Commissioner Lamare
Jim Luecht
Greg Melcher

GUESTS AND PRESENTERS

Kim Manning, Tina Boyd & Assoc.
Andrey Fransie, DDOT
Peter Stuart, Oaktree Dvpt.
Peter Fiatt, Architect
Jeff Utz, Goulston & Storrs
Steven Whelan, Attorney
Chris Matuz, GM, Table
Josh Phillips, Rachel Aikens, &
A.C. Karchem (Espita Mezcaleria)

Committee meeting **called to order** by CDC Chair, Commissioner Kevin Deeley, at **7:02 p.m.**

Approval of Meeting Agenda

Committee Member Helen Kramer moved to adopt the draft agenda without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

Approval of April 22, 2015 Meeting Minutes

Committee Member Helen Kramer moved to adopt the April 22, 2015 meeting minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

Community Forum

DDOT sidewalk improvements on 14th St & Rhode Island Ave

Kimberly Manning, Tina Boyd & Associates
Andrey Fransie, DDOT

Kimberly Manning of Tina Boyd & Associates and DDOT representative Andrey Fransie provided updates on the ongoing sidewalk improvement construction along Rhode Island Ave, NW and further north on 14th St, NW. They shared that a contractor would return after July 4 to finish the improvement work. They assured the community that this—and the minor work planned north of Rhode Island Ave—would be of minimal disruption to pedestrians. The replanting of dug up grass will likely take place in the fall. They also promised to inform the neighborhood of any further major sidewalk repair work planned beyond that which is currently underway.

Old Business

[none]

New Business

Peter Stuart, Oaktree Development
Peter Fiatt, Architect
Jeff Utz, Attorney, Goulston & Storrs

1126 9th St, NW

Request for HPRB concept and massing support

Peter Stuart, representing Oaktree Development, asked for the Committee's support of the HPRB design element of the proposed project. The project consists of a new structure in a vacant lot adjacent to/east of the Whitman Condominium. The new building will expand back (south) and merge with an existing, historic, two-story structure that currently houses both office and residential spaces. The 9th street-facing section of the historic building will be preserved and renovated, while the back section of the building will be demolished. The new project will be mixed office/residential.

In discussion with the representatives of the project, the Committee advised that the presentation offered was not the final design but rather concept and massing. The Committee continued to consider the proposal on that basis.

Committee questions and comments centered on the irregular window placement; the color and types of building materials; concerns about having only two parking spaces for the entire building; shadow studies; and appreciation for the developer's outreach to the surrounding community.

Residents of the Whitman Condominium comprised the majority of community comments. Of chief concern to Whitman residents were impacts (light and air) to their existing windows due to the new structure and its HVAC units. Residents also expressed concerns with alley access, insufficient parking, and traffic. Residents also expressed thanks to the developer for actively working with the HOA to address their concerns and questions.

Helen Kramer moved that the CDC recommend that the full ANC send a letter to HPRB indicating preliminary support for the project's concept and massing, subject to both further consideration of the zoning issues involved in the project and the requirement that the developer return to ANC 2F following resolution of any zoning issues for concept, massing, and final design approval; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

903 N St, NW (Table Restaurant)

Steven Whelan, Attorney
Chris Matuz, GM, Table

Request for support of DDOT public space sidewalk café application

Steven Whelan, Attorney for the restaurant owner, requested the Committee's support for a DDOT public space application, which would permit a sidewalk café consisting of approximately five tables and 18 chairs in front of Table restaurant.

The Committee was generally supportive of the request and determined there were no major concerns with the presented concept. However, the Committee concluded that the restaurant had not conducted sufficient outreach to notify surrounding neighbors of their plans. The Committee

asked the owner to attend the July 1 full ANC meeting and at that time present indications of support from surrounding neighbors.

Helen Kramer moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of Table's sidewalk café application, provided that the Applicant appear at the July 1 full ANC meeting with evidence of outreach to and either support or non-opposition from surrounding neighbors; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

1250 9th St, NW (Espita Mezcaleria Restaurant) Josh Phillips, Rachel Aikens, & A.C. Karchem

Request for support of DDOT public space sidewalk café application

Josh Phillips and Rachel Aikens, representatives of the proposed Mexican-themed Espita Mezcaleria restaurant, requested the Committee's support for a DDOT public space application, which would allow for a sidewalk café consisting of approximately forty-four seats. The space in question is located across the street from Table restaurant. Mr. Karchem and Ms. Aikens detailed the space concept, which included a gate enclosure, manicured plants and tree boxes, and an eventual retractable glass roof.

The Committee asked the Applicant about the railing and gate materials; rodent mitigation; and its outreach to surrounding neighbors. The Applicants said they had not yet reached out to surrounding neighbors, but that they were eager to work with Commissioner Bengel and SMD 2F-06 CDC rep [Melcher] to write a letter and distribute it to residents.

Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the sidewalk café application, provided that the Applicant appear before the ANC at the July 1 regular monthly meeting with evidence of outreach to surrounding neighbors. Helen Kramer made a friendly amendment to Deeley's motion, conditioning the CDC's recommendation on DDOT approval of the distance between the existing tree box and the fence of the proposed sidewalk café, and approval of the Applicant's plan for an existing tree box to be covered by a metal grate. The amended motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

There was a brief discussion among members before adjournment regarding the question of allowing applicants to present evidence of consultation with project neighbors to the ANC directly. Committee members agreed that it was the Committee's responsibility to consider this material as a regular practice. permitting applicants to present such materials to the ANC itself should therefore be allowed on only an exceptional basis.

Commissioner Deeley moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:07 p.m.**