

ANC 2F | Community Development Committee Meeting

MINUTES

THURSDAY
JANUARY 28, 2016

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Joyce Cowan*
Commissioner Deeley (2F08)
Dave Feinstein*
Joel Heisey*
Helen Kramer
John Long
Jim Loucks
Greg Melcher*
Commissioner Sylvester (2F07)

ABSENT

Louis Cipro
Leah Frelinghuysen
Commissioner Lamare (2F05)
Ron Rubin

GUESTS AND PRESENTERS

Gregory McCarthy, resident/owner
Scott Williams, Williams Design Group
David Winer, EatWell DC
Jeff Utz, Goulston & Storrs
Peter Stuart, Oak Tree Development

**denotes Committee member(s) 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

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

Vote: 7-0 (unanimous; Cowan and Feinstein not present)

Approval of November 24, 2015 Meeting Minutes

Commissioner Deeley moved to adopt the November 24, 2015 meeting minutes without modification; the motion was seconded and approved by the Committee.

Vote: 7-0 (unanimous; Cowan and Feinstein not present)

Old Business

[none]

New Business

1334 Riggs St, NW – 2F01

Gregory McCarthy, owner
Scott Williams, Williams Design Group

HPRB concept, mass, and design for a third floor addition on an existing row house

Gregory McCarthy, owner and resident of 1334 Riggs St, NW, and Scott Williams, architect for the project, presented their request and related architectural drawings to the Committee. The Committee inquired about the Applicant's outreach to neighbors; confirmed there would be no impacts to the front façade; verified the Applicant had consulted HPO staff; and discussed the potential zoning implications of the proposed addition.

Commissioner Deeley called a vote on the HPRB-related matters before the Committee, and moved that the CDC recommend that the full ANC support the concept, massing, and design of the proposed third floor addition; the motion was seconded but the Committee failed to adopt it.

Vote: 3-6 (failed)

The Committee ultimately determined that the project, as presented, would require zoning review before historic consideration. Helen Kramer moved that the CDC recommend that the full ANC send a letter to HPRB indicating lack of support for the current proposal on the grounds that the proposed addition exceeds the allowed height in an R4 zone, and therefore would have to be redesigned and resubmitted for historic consideration. Kramer's motion was seconded, after which she accepted Joel Heisey's friendly amendment to rephrase the motion. The rephrased motion was to postpone historic review of the concept, mass, and design of a third floor addition to an existing residence at 1334 Riggs St, NW until after conclusion of the Zoning review that will need to occur as a result of the proposed addition; the rephrased motion was seconded and adopted by the Committee.

Vote: 5-2-2 (passed)

1337 11th St, NW (The Bird) – 2F04

David Winer, EatWell DC

DDOT public space application for a sidewalk cafe

David Winer, proprietor of the restaurant "The Bird" planned for the space, presented his request for support of a fifty-person sidewalk café with an additional thirty-three seats on the terrace above the rear of the building. Commissioner Deeley noted that the terrace was not within public space, and thus not germane to the Committee's consideration of the public space application. The Committee inquired about the increase in seating capacity since the last time the CDC reviewed this request and approved a thirty-six person capacity; confirmed operating hours and plans for public space usage; and indicated desired modifications to the sidewalk café plans as illustrated.

Greg Melcher moved that the CDC recommend that the full ANC support the DDOT public space application for a sidewalk café at 1337 11th St, NW, contingent upon a fifty-seat café limit; agreement by the Applicant to maintain green space on the east side of the sidewalk instead of brick; and agreement by the Applicant to install bollards or other similar structures to prevent cars from parking in the public space. The motion was seconded and approved by the Committee.

Vote: 6-1-2 (passed)

1126 9th St, NW – 2F06

Jeff Utz, Goulston & Storrs
Peter Stuart, Oak Tree Development

Initial consideration for a Planned Unit Development (PUD)

Commissioner Deeley noted the Applicants for this business item came before the CDC last year for HPRB review, asked Helen Kramer to explain the PUD process to the community, and invited the Applicants to present their request.

Peter Stuart of Oak Tree Development and Jeff Utz, legal counsel for the Applicant, presented their request for the Committee's support of a consolidated PUD application, including a 3,000 square foot lot with an historic building and a 7,600 square foot vacant lot, zoned both C2A and C2C with a Downtown Development overlay. The PUD plans included provisions for thirty-three units above 3,500 square feet of retail. The Applicants went over each of what they characterized as "minor changes" since the CDC had last reviewed the project.

After Committee discussion about parking, amenities, and the impact of construction on neighbors, Joyce Cowan moved that the CDC recommend that the full ANC consider the

following aspects of the Planned Unit Development (PUD) as priorities in ongoing discussions and negotiations with the Applicant: 1) enhancement of the proposed parking arrangement; 2) demonstrable and widespread community benefit; 3) continued discussions between the Applicant and community beyond just the residents of the Whitman condominium; 4) involvement of Councilmember Evans' office in DDOT's role in the PUD; and 5) an increase in the number of inclusionary zoning (IZ) units at the 50% area median income (AMI) level. The motion was seconded and approved by the Committee. Related to the Committee's vote, Commission Kevin Deeley, CDC Chair, planned to write a letter to DDOT asking the agency to reconsider allowed usage of the curb cut in order to increase parking spaces.

Vote: 8-0-1 (passed)

1001 O St, NW – 2F04

Applicant not present

Final permit review

Commissioner Deeley summarized the Committee's review history of this project. Deeley explained that the project was under final permit review, pending input from ANC 2F, before HPO would agree to sign off. Deeley guided the Committee's discussion and review of the project based on HPRB's recommended design improvements. Ultimately, Deeley moved that the CDC recommend that the full ANC send a letter to HPO with the following requested design changes:

1. The project has not been sufficiently revised to make the proposed final permit compatible with the immediate location.
2. Particularly given some of the uncommon materials choices and past experience with post-permit changes from this applicant, we request review of samples of the proposed exterior materials.
3. We request updated three-dimensional drawings, as a Commissioner indicated at the hearing would be available to the ANC.
4. There remains an insufficiency of similarity in how the windows relate to each other on all three sides, particularly given the small windows on the left side on 10th street. The concern addressed by the Board in its motion has not been adequately addressed. The small windows are not tied together with the rest of the design and are not compatible with the historic district and this building in particular. The windows above the O Street door and on the 10th Street side do not relate to the rest of the building.
5. The cornice and parapet should be more prominent. The limited changes made do not adequately address the concern expressed in the Board's motion that changes to the cornice and parapet were necessary for the building to fit in its context.
6. The scale and detailing of the spandrels has not been modified enough. The rear elevation, including the steel siding and clear glass block, still does not work or hold together with the rest of the design, as several Commissioners pointed out;
7. The bays are still not similar, as Board member Casarella had suggested. The windows are in different proportion.
8. The entrances on 10th and Streets are still not defined and prominent enough, as Chairman Pfaehler had suggested.
9. The rear stairs still insufficiently looks like it is part of the building, as Chairman Pfaehler had suggested.
10. The rear should be primarily brick.

Deeley's motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous; Heisey and Melcher not present)

Residential parking permitted (RPP) spaces in ANC 2F

Extension of Residential Parking Permit (RPP) hours for ANC 2F

Commissioner Deeley explained that the impetus for this item was a request by Commissioner Kate Gordon, which itself was based on feedback and requests from both the community and Sherri Kimbel of Councilmember Evans' office. Gordon requested that the CDC consider asking DDOT to extend the end time of Residential Parking Permit spaces in ANC 2F from 8:30pm to 10:30pm so that residents who return home at night can more easily find parking. After Committee discussion on the topic, Joyce Cowan moved that the CED recommend that the full ANC request that DDOT extend Residential Parking Permit hours from an end time of 8:30pm to 10:30pm; the motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous; Heisey and Melcher not present)

Joyce Cowan moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:42 p.m.**