

ANC 2F | Community Development Committee Meeting

MINUTES

THURSDAY
MARCH 22, 2016

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Louis Cipro
Joyce Cowan*
Commissioner Deeley (2F08)
Dave Feinstein
Joel Heisey
Helen Kramer
John Long
Greg Melcher*
Ron Rubin
Commissioner Sylvester (2F07)

ABSENT

Leah Frelinghuysen
Commissioner Lamare (2F05)
Jim Loucks

GUESTS AND PRESENTERS

Ziad Demian, Demian Wilbur Architects
Jim McDonnell, 1242 10th St, NW
Stephen Chang, Jinya Ramen

**denotes Committee member(s) not present for all votes*

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:05 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: 9-0 (unanimous; Melcher not present)

Approval of January 28, 2016 Meeting Minutes

Kramer moved to adopt the February 23, 2016 meeting minutes with the corrections sent to the Executive Director in advance of the meeting; the motion was seconded and approved unanimously by the Committee.

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

New Business

1534 14th St, NW (2F02)

Ziad Demian, Demian Wilbur Architects

HPRB concept, massing, and design for rear and roof addition

Ziad Demian, architect for the project, presented the concept, massing, and design for the proposed rear and roof addition to an existing mixed-use (residential and retail) building. Demian described the addition as a “not quite fourth floor mezzanine,” which would extend the retail and residential portions of the building to 100% and 75% lot occupancy, respectively. Demian noted he had conferred with HPO staff and that no zoning variances would be required.

The Committee members inquired about outreach to surrounding neighbors; various design features; trash management; and location of mechanical units. Demian said the Applicant had reached out to condominium neighbors on both sides of the property, including a dwelling with at-

risk windows, but had received no response to date.

Joyce Cowan moved that the CDC recommend that the full Commission send a letter to HPRB in support of the historic concept and massing, with a friendly amendment from Helen Kramer to indicate that the Committee's support was based upon the drawings provided by the Applicant; the motion was seconded and approved by the Committee.

Vote: 8-0-2

Discussion about further defining the historic guideline districts in ANC 2F

Jim McDonnell
1242 10th St, NW

Community member Jim McDonnell of 1242 10th St, NW presented his concerns to the Committee that much of the new development in the neighborhood—specifically on 10th Street, NW between Rhode Island and Massachusetts Avenues—has been incongruent with the historic character of the neighborhood. McDonnell shared his view that several developments approved by HPO in recent years did not appear to conform to the Historic Preservation Guidelines. McDonnell presented a redlined version of the Historic Preservation Guidelines to the Committee, and requested that the Committee pursue an overlay district and/or additional level of historic preservation standards to be applied to future developments in the neighborhood.

Commissioner Deeley explained that the Committee would not discuss the content of such standards this evening, but rather determine whether or not to initiate investigation into the process of further defining historic guidelines for portions of ANC 2F. Joyce Cowan moved that the CDC request the full Commission's endorsement of the Committee's plan to explore both the process and procedural implications of further defining the historic district guidelines for ANC 2F, with Committee members Helen Kramer and Commissioner Kevin Sylvester leading the exploratory effort; the motion was seconded and approved by the Committee.

Vote: 9-0-1

Discussion about removal of WMATA bus stop at 1336 14th St, NW

Stephen Chang, Jinya Ramen

Stephen Chang, Director of Operations for Jinya Ramen, asked the Committee to request that WMATA remove the bus stop shelter in front of his restaurant at 1336 14th St, NW. Chang explained that the stop was a "mecca for trash, litter, and vagrancy." Chang noted he had spoken with several neighbors who supported the request.

The Committee inquired about Chang's interest in using the potentially free-up space for a sidewalk café. Commissioner Pepin Tuma of 2F03 expressed his support for removal of both the shelter and the bus stop, noting the high frequency of bus stops along this particular stretch of the 14th Street corridor.

John Long moved that the CDC recommend that the full Commission request removal of the bus stop shelter (but not the stop itself) to the agency with jurisdiction over the shelter (i.e. WMATA or DDOT). Joyce Cowan moved to amend Long's motion to include removal of the bus stop as well; the motion was seconded but not ultimately adopted by the Committee.

Vote: 5-5

Commissioner Deeley called the question on John Long's original motion; the motion was seconded and approved by the Committee.

Vote: 8-2

Community member request for support re: Eastern Downtown Protected Bike Lane

Commissioner Deeley explained that ANC 2F received a request from a community member to support the proposed Eastern Downtown Protected Bike Lane, which is just outside of and along one of ANC 2F's borders. Deeley noted the public comment period on the proposal had closed, and asked the Committee whether or not it wanted to pursue the opportunity to provide input.

Greg Melcher moved that the CDC request additional information from DDOT about the proposed Eastern Downtown Protected Bike Lane in order to better understand the potential impact of the bike lane on travel routes within ANC 2F, and thereafter determine if action on ANC 2F's part is needed; the motion was seconded and approved by the Committee.

Vote: 7-0-2 (Cowan not present)

Old Business

1317 Naylor Ct, NW (2F06)

HPRB permit level plans for concept/one story addition atop commercial garage

Commissioner Deeley provided background on the project, including ANC 2F's support of the Applicant's previous variance request, and the HPRB Consent Calendar approval of project without ANC 2F's input. Deeley explained that the Applicant agreed to come before ANC 2F to share its final design plans and entertain feedback before final permit approval.

After the presenter detailed consultations with HPO and final design decisions, the Committee provided feedback. The Committee's feedback primarily concerned the translucent garage door, and the use of weathering steel on the exterior. Greg Melcher moved that the CDC recommend that the Commission send a letter to the Historic Preservation Office in support of the final design plans and concept of a one-story addition atop a commercial garage as presented by the Applicant; the motion was seconded and approved by the Committee.

Vote: 5-1-3 (Cowan not present)

1126 9th St, NW (2F06)

Ongoing consideration of Planned Unit Development

Commissioner Deeley provided background on the Committee's review of the project and shared that the Committee and Applicant had reached agreement on an updated community benefits package. Deeley noted that ANC 2F would have a future opportunity to weigh in on the HPRB review and design-related elements of the project.

The presenters detailed design changes made since their last appearance at the CDC, including reworking of the façade, a change in masonry color, and setback of part of the building facing 9th Street, NW. The presenters then detailed updates to the community benefits package, which included increasing the affordable unit offer to one unit at 50% area medium income (AMI) and another unit at 80-120% AMI; increasing offsite parking spaces to nine with a proffer for three years; and the sum of \$12,500 to be disbursed among Gompers Park, the Friends of 10th Street Park, and Thompson Elementary.

The Committee thanked the Applicant for considering its previous feedback and altering aspects of the design. Greg Melcher moved that the CDC recommend that the full Commission adopt the PUD proposal made by the Applicant (including both the variance requests and proposed community benefits package); the motion was seconded and approved by the Committee.

Vote: 9-0 (unanimous; Cowan not present)

1001 O St, NW (2F04)

HPRB final permit review

Commissioner Deeley provided background on the Committee's review of the project to date, and explained that this was the second iteration of providing final design comments before permit approval of the proposed structure. Deeley noted that HPO agreed with many of the design changes requested by ANC 2F as a result of the February CDC meeting, and that the Applicant had made some design changes but failed entirely to address others.

The Committee discussed the additional changes it felt were necessary to make the structure more compatible with the historic character of the neighborhood. Commissioner Sylvester presented a list specific comments for requested alternate exterior design elements. Sylvester then moved that the CDC recommend that the Commission send a letter to the Historic Preservation Office with the additional requested design changes, in addition to mentioning the Applicant's failure to respond to the concerns previously enumerated by ANC 2F; the motion was seconded and approved unanimously by the Committee.

Vote: 9-0 (unanimous; Cowan not present)

Kramer moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:02 p.m.**