

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
NOVEMBER 30, 2016

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Dave Feinstein
Joel Heisey
Helen Kramer
Jim Loucks
Greg Melcher
Ron Rubin*

ABSENT

Joyce Cowan
Commissioner Lamare (2F05)
John Long
Louis Cipro
Commissioner Sylvester (2F07)

GUESTS AND PRESENTERS

James Harper, Hensel Phelps
Bill Fitzgerald, The Fleisher Group
Lily Jordan, Shake Shack
Megan Shiley, Bonstra Architects
Rob McClennan, Bonstra Architects
Chuong Cao, dep Designs
KC Price, KC/DC Studios

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

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:04 p.m.**

Approval of Meeting Agenda

Commissioner Deeley moved to adopt the draft agenda with one modification: removal of the last business item for permit for extension of construction hours at 9th & L Streets, NW Columbia Place project; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (Rubin not present)

Approval of October 26, 2016 Meeting Minutes

Helen Kramer moved to approve the October 26, 2016 CDC minutes without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (Rubin not present)

Community Forum

9th & L St, NW (Columbia Place – 2F06)

James Harper, Hensel Phelps

Informational presentation

James Harper from Hensel Phelps explained the rationale for withdrawing their request for extended construction hours at Columbia Place, and reiterated Hensel Phelps' desire to be available and communicative to neighbors.

Old Business

1534 14th St, NW (2F02)

HPRB concept for rear addition

A representative for the Applicant requested postponement of the business item to the December CDC meeting.

No action taken

New Business

1210 R St, NW (2F01)

Bill Fitzgerald, The Fleisher Group

Modification to existing PUD to permit conversion of existing meeting room into three residential units

Bill Fitzgerald of The Fleisher Group, representative for the Metropolitan Baptist Church, requested the Committee's support for a modification to the existing Logan Station Condominium Planned Unit Development (PUD) in order to convert the existing 3,400 square foot meeting room in Logan Station into three residential units (two market rate and one "affordable"/inclusionary zoning). Fitzgerald explained that the limited utility and marketability of the meeting space (an amenity retained by the church through the PUD) has prompted the church's desire to convert the space into units for sale. Fitzgerald read a letter of support from Councilmember Jack Evans and asserted that the ANC had supported the option to convert when the ANC initially considered the PUD eleven years ago.

The Committee corrected Fitzgerald's assertion about ANC support of the option to convert the meeting room space; raised concern that the public benefit component of the PUD would disappear if the meeting space were converted; and questioned Fitzgerald about the limited inclusionary zoning considered for the three units. Joel Heisey moved that the CDC recommend that the full ANC oppose the application to modify the PUD in order permit the requested conversation of the meeting space into one "affordable" unit and two market rate units, based on the reasoning that this space is an amenity meant to provide public benefit as part of the original PUD, and thus in order to maintain a public benefit, all three units should be "affordable"/inclusionary zoning units; the motion was seconded and approved by the Committee.

Vote: 6-1

Shake Shack at 1400 14th St, NW (2F02)

Lily Jordan, Shake Shack

DDOT public space application

Lily Jordan, Director of Design at Shake Shack, requested the Committee's support for a DDOT public space application to allow for an enclosed patio area and a total of 72 outdoor seats for Shake Shack. The Committee pointed out errors in the drawings shared by Jordan; expressed concern over the space constraints of this highly [pedestrian] trafficked area; and concluded that the proposed application would be an extraordinary and unprecedented use of public space for private/business purposes. Helen Kramer moved that the CDC recommend that the full ANC oppose the public space application on the grounds that the current proposal does not leave enough room on the 14th Street, NW sidewalk for pedestrian access; the architectural drawings submitted by the Applicant appear to be dimensionally inaccurate; and the Applicant failed to present drawings showing the visual representation/renderings of the proposed enclosed structure with glazing and roof. Kramer's motion was seconded and approved unanimously by the Committee.

Vote: 7-0 (unanimous)

1341 14th St, NW (2F03)

Megan Shiley & Rob McClennan, Bonstra Architects

HPRB concept, massing, and design for new seven-story mixed-used building

Megan Shiley and Rob McClennan, architects for the project, requested the Committee's support for a new, seven-story mixed-use building on the site of the former Barrel House liquors store. Shiley and McClennan presented architectural drawings and renderings of the proposed building, detailed the extent of intended preservation of the barrel structure from the former liquor store, and answered the Committee's questions.

The Committee expressed some concern over the massing of the structure, asked questions about construction impact to neighbors, and heard from nearby residents in attendance who echoed concerns regarding massing and construction impact and raised concerns regarding the pace of the review process. Dave Feinstein moved that the CDC recommend that the full ANC send a letter to HPRB in support of the concept, massing, and design of the project, with the condition that ANC Commissioner Tuma (2F03) first facilitate a discussion between the developer and neighbors to address all neighbor concerns about construction before the full ANC meeting next Wednesday; the motion was seconded and approved unanimously the Committee.

Vote: 7-0 (unanimous)

1441 L St, NW (2F05)

Chuong Cao, dep Designs

DDOT public space application

Chuong Cao, representative for the applicant, requested the Committee's support for a public space application to close the sidewalk and bike lane on the north side of L Street, NW between 14th and 15th Streets, NW throughout the duration of the building renovation (18 months). Helen Kramer moved that the CDC recommend that the full ANC send a letter to DDOT Public Space Committee in support of the application; the motion was seconded and approved by the Committee.

Vote: 6-1

1311 R St, NW (2F01)

KC Price, KC/DC Studios

HPRB concept for new construction

KC Price, architect for the project, requested the Committee's support for the initial concept of the development of the site into a two-family flat, 35' in height, with 60% occupancy of the lot. Price presented architectural renderings and welcomed the Committee's input on the initial concept. Kevin Deeley moved that the CDC recommend that the full ANC send a letter to HPRB approving the massing of the application, while opposing the façade as currently designed as incompatible with the historic district; the motion was seconded and approved by the Committee.

Vote: 6-1

Helen Kramer moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **9:15 p.m.**