

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
OCTOBER 25, 2017

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Garrett Berntsen*
Lou Cipro
Joel Heisey
Helen Kramer
Sarah Marcus
Commissioner Rubin (2F05)

ABSENT

Dave Feinstein
John Long
Jim Loucks
Greg Melcher
Philip Miatkowski
Jenny Rickard
Commissioner Sylvester (2F07)

GUESTS AND PRESENTERS

Dan Lindsay, Washington Properties
Anthony Rachell, legal counsel
Vinoda Basnayak, Morris American Bar
John Casey, owner/developer
Jim Foster, architect
Patrick Jones, architect

*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

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

Vote: 6-0 (unanimous; Berntsen not present)

Approval of September 27, 2017 Meeting Minutes

Helen Kramer moved to adopt the draft September 27, 2017 meeting minutes without modification; the motion was seconded and adopted unanimously by the Committee.

Vote: 6-0 (unanimous; Berntsen not present)

Old Business

1210 R Street, NW (2F01)

Dan Lindsay, Washington Properties
Anthony Rachell, legal counsel

Modifications to BZA approval for the Logan Station condominium

Dan Lindsay of Washington Properties and his legal counsel, Mr. Anthony Rachell, engaged the Committee in an exploratory discussion in advance of submitting a formal application to modify the site's existing zoning amendment. Lindsay and Rachell explained that due to unforeseen structural circumstances that have arisen since the time of purchase and the resulting additional construction costs, the team plans to seek a zoning modification to the original amendment allowing for substitution of alternative benefits to those originally approved as part of the PUD—specifically, alternative benefits instead of community meeting space and one affordable housing unit in the building. Rachell detailed an initial proposal for alternative benefits, including 1) substitution of a *larger* affordable unit at a different building (721 Kennedy St, NW) instead of the unit at Logan Station; 2) preservation of the existing green space; 3) three additional parking spaces available for rent; and 4) a \$15,000 donation to the Kingman Boys and Girls Club.

The Committee inquired about the structural circumstances; remedies pursued by the applicant against the seller; the amount of the proposed financial contribution to Kingman Boys and Girls Club; the decision making process for determining the donation recipient; and the benefit that an affordable housing unit two miles away would provide to ANC 2F residents. A straw poll conducted by Commissioner Deeley revealed two Committee members in favor of the zoning modification with the proposal presented by Rachell and five members opposed.

No action taken

1020 7th Street, NW (2F06)

Vinoda Basnayak, owner

DDOT public space committee application for new unenclosed sidewalk café

Vinoda Basnayak, owner of the Morris American Bar (to open December 2017), requested the Committee's support for a new unenclosed sidewalk café on public space. Basnayak explained that the establishment is primarily a café, with a coffee program during the day with wine and cocktail sales starting at 4pm. Basnayak shared his hope that a vibrant sidewalk café would help activate the largely dormant Convention Center retail space. Helen Kramer moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the application, noting that the Committee took no formal position on the proposed hours listed in the application; the motion was seconded and adopted unanimously by the Committee.

Vote: 7-0 (unanimous)

1437 11th Street, NW / Benito's Place (2F04)

No applicant present

DDOT public space committee application for new unenclosed sidewalk café

Since no applicant was present and ANC 2F already voted to protest this application at its October 2017 meeting, the Committee took no further action.

No action taken

1310 Vermont Ave, NW (2F03)

John Casey, owner/developer
Jim Foster, architect

HPRB concept, massing and design for addition to existing building

Architect Jim Foster, hired by property owner John Casey, detailed changes made to the project's concept, massing, and design as a result of the Committee's feedback at the September 2017 CDC meeting. The updated renderings addressed Committee concerns about the contextual coherence of the façade, doors, windows and building materials with those of other buildings on the street. One community member spoke in opposition to the proposal, and two community members spoke in favor. Helen Kramer moved that the CDC recommend that the full ANC send a letter to HPRB in support of the concept and massing of the project, subject to further consideration of the design of the windows on the front façade (specifically, that they be double hung instead of casement); the motion was seconded and adopted by the Committee.

Vote: 5-1-1

New Business

1412 Q Street, NW (2F02)

Greg Kearley, architect

HPRB concept/renovation for addition to existing building

Greg Kearley, architect for the project, requested the Committee's support for a "step back" and addition of two floors onto the rear portion of the existing "Bike Rack building" at 1412 Q St, NW. Kearley walked the Committee through the design, claiming that the design addressed neighbor

concerns about building height. The Committee raised concerns about the lack of rear elevations; maintenance issues for the party wall with the adjoining property; window type and brick color; height of the upper floors; and loss of the adjoining neighbor's at-risk windows. Nine community members (two of which spoke on behalf of home owners associations) and Commissioner John Guggenmos spoke in opposition to the proposal, largely on the basis of the proposal's incompatibility with the surrounding buildings.

Lou Cipro moved that the CDC recommend that the full ANC send a letter to HPRB opposing the proposed concept, design, and massing, with a request that the architect return to the CDC with a re-design of the project addressing the Committee's concerns. Cipro accepted a friendly amendment by Kramer stating that the ANC's opposition was based on the grounds that it found the proposed additions to be entirely incompatible with the Historic Preservation Guidelines—specifically, the two-story addition that's proposed to be flush with the façade of the existing building should instead be set back, while the proposed additional height and architectural details are simply incompatible with those of surrounding buildings. The amended motion was seconded and adopted by the Committee.

Vote: 5-2

1628 11th Street, NW (2F04)

No applicant present

DDOT public space application for paving, projections, landscaping, overhead work

Helen Kramer moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee opposing the application due to the Applicant's failure to engage the ANC and community in the review process; the motion was seconded and adopted unanimously by the Committee.

Vote: 7-0 (unanimous)

1335 Corcoran Street, NW (2F01)

Patrick Jones, architect

HPRB concept/three-story addition

Patrick Jones, architect for the project, requested the Committee's support for building an addition onto an existing home in a historic district. Jones walked the Committee through the project plans and spoke to the extensive community outreach conducted by the applicant and the twenty-four letters of neighbor support received. Sarah Marcus moved that the CDC recommend that the full ANC send a letter to HPRB in support of the concept as presented by the applicant; the motion was seconded and adopted unanimously by the Committee.

Vote: 7-0 (unanimous)

Meeting adjourned at **9:24 p.m.**