

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
DECEMBER 20, 2017

7:00 P.M.

MARRIOTT MARQUIS HOTEL
901 MASSACHUSETTS AVE., NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Lou Cipro
Dave Feinstein
Scott Frost*
Joel Heisey
Helen Kramer
Jim Loucks
Sarah Marcus*
Jenny Rickard*
Commissioner Rubin* (2F05)
Commissioner Sylvester (2F07)

ABSENT

Garrett Berntsen
John Long
Greg Melcher

GUESTS AND PRESENTERS

Anthony Rachal, attorney
Chris Carter, Phillips restaurant
MaryEva Candon

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

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:03 p.m.**

Approval of Meeting Agenda

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

Vote: 7-0 (unanimous; Frost, Marcus, Rickard and Rubin not present)

Approval of November 29, 2017 Meeting Minutes

Commissioner Deeley moved to adopt the draft November 29, 2017 meeting minutes without modification; the motion was seconded and adopted unanimously the Committee.

Vote: 7-0 (unanimous; Frost, Marcus, Rickard and Rubin not present)

Old Business

1210 R Street, NW (2F01)

Anthony Rachal, attorney for the applicant

Modifications to BZA approval for the Logan Station condominium

Anthony Rachel, attorney for applicant Washington Properties, presented an updated proposal for a modified community benefits package as part of a previously-approved PUD zoning order that the applicant wished to modify due to construction costs. Rachel detailed the modified package, including: 1) substitution of a larger 1BR affordable housing unit in Petworth in place of the basement studio affordable housing unit at 1210 R Street, NW; 2) provision of two (2) additional underground parking spaces at 1210 R St, NW for public use (for a total of three public parking spaces); 3) provision of landscaping/green space on a parcel at 1210 R St, NW that was originally proposed to be covered in cement; and 4) provision of a one-time in-kind contribution equal to \$15,000 to the Shaw Dog Park for infrastructure projects to maintain and enhance their operations

as community gathering place.

Committee discussion on the merits of the package centered on the loss of affordable housing units to the Logan Circle neighborhood; the fact that the Shaw Dog Park is not located in ANC 2F (although ANC 2F residents do enjoy the amenity); the lack of financials provided by the applicant to demonstrate real financial hardship; and the possibility of an in-kind donation to N Street Village, a non-profit organization within ANC 2F's boundaries.

Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to the Zoning Commission determining that although in-kind benefits to the Shaw Dog Park (or N Street Village) would provide a public benefit, the applicant failed to demonstrate that the proposed package adequately substitutes for the lost benefit of having an additional affordable housing unit in ANC 2F. Deeley accepted a friendly amendment by Joel Heisey that the substitution of an affordable housing unit in another neighborhood is inferior in nature to an affordable unit within ANC 2F's boundaries, and that the applicant furthermore failed to demonstrate a financial hardship. Deeley's motion was seconded and adopted unanimously by the Committee.

Vote: 11-0 (unanimous)

New Business

1460 P Street, NW (2F02)

Chris Carter, Phillips restaurant

Historic concept and massing/one-story addition (to 15th Street side)

Chris Carter with Phillips restaurant requested the Committee's support for historic concept and massing for a one-story side addition to the existing structure at 1460 P St, NW. Carter detailed the restaurant concept and explained that the addition would be in the space used as outdoor seating by the previous tenant. Committee questions centered on the treatment of exterior paint and the possibility of removing the existing curb cuts. Lou Cipro moved that the CDC recommend that the full ANC send a letter to HPRB in support of the application as presented by Carter, noting that albeit not within the purview of HPRB, the Committee requests removal of the two curb cuts as part of the development process; the motion was seconded and adopted unanimously the Committee.

Vote: 11-0 (unanimous)

Initial discussion of pending D.C. Council home sharing legislation

MaryEva Candon

MaryEva Candon, former ANC Commissioner and community activist, spoke to why she believed ANC 2F and all other ANCs should take a proactive position on the pending DC Council legislation to regulate home sharing. Candon detailed numerous concerns with home sharing and spoke to recommendations made by other ANCs. The Committee held a lengthy discussion about the pros and cons of regulation; the conditions that should be addressed by legislation; the impact on neighbors and quality of life; and the impact on homeowners who wish to rent their property. Joel Heisey moved that the CDC recommend that the ANC send a letter to Chairman Mendelson about the pending legislation, stating that in principle ANC 2F supports home sharing provided that the properties in question are primarily owner-occupied; that all listings be taxed at the same rate as hotel rooms; and that investment in and conversion of properties for the explicit purpose of home sharing be prohibited. The motion was seconded and adopted by the Committee.

Vote: 9-2

Meeting adjourned at **8:36 p.m.**