

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
JUNE 27, 2018

7:00 P.M.

LUTHER PLACE MEM. CHURCH
1226 VERMONT AVE, NW

Attendance

PRESENT

Lou Cipro (2F02)

Scott Frost (2F03)

Sarah Marcus (2F04)

Commissioner Rubin (2F05)

Greg Melcher (2F06)*

Joel Heisey (At-Large)

Jim Loucks (At-Large)

ABSENT

Commissioner Deeley (2F08)

Brad Thornton (2F01)

Commissioner Sylvester (2F07)

Dave Feinstein (At-Large)

Helen Kramer (At-Large)

John Long (At-Large)

GUESTS AND PRESENTERS

Roshaun Dennis

Monica Busalati

Theresa DuBois

Evan Muchai, District Quarters

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

Committee meeting **called to order** by Commissioner Ron Rubin, acting in CDC Chair
Commissioner Kevin Deeley's absence, at **7:07 p.m.**

Approval of Meeting Agenda

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

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

Approval of May 23, 2018 Meeting Minutes

Joel Heisey moved to adopt the draft May 23, 2018 meeting minutes without modification; the motion was seconded and adopted the Committee.

Vote: 4-0-2 (Melcher not present)

Old Business

1461 P St, NW / Sweetgreen (2F02)

Roshaun Dennis

DDOT public space application for new unenclosed sidewalk café

Roshaun Denis, representative for the applicant, requested the Committee's support for a new unenclosed sidewalk café at Sweetgreen's new location a few doors down from their former location on the same block. Denis explained that the previous location had a sidewalk café but because of the change in location DDOT requires the establishment to apply for a new permit. Denis stated that the seating arrangement, occupancy (13 seats) and operating hours would be the same as at the previous Sweetgreen location. Sarah Marcus moved that the CDC recommend that the full ANC send a letter to the DDOT public space committee in support of the application as presented by Denis; the motion was seconded and adopted the Committee.

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

New Business

1350 Q St, NW (2F02)

Monica Busalati

HPRB concept for remodeling of carriage house/first floor

Monica Busalati, owner of 1350 Q St NW, requested the Committee's support for the historic concept of a proposed remodeling of her carriage house. Busalati presented drawings prepared by her architect showing both the existing condition and the proposed vision. The Committee inquired about the covered entry, location of the screens, intended use of the carriage house, and plans for the parking pad. The Committee discussed the implications of the use change (from a garage to working space); specifically, that if the carriage house were no longer to be used as a garage then the parking pad could no longer be used as such since it is located in public space.

Sarah Marcus moved that the CDC recommend that the full ANC send a letter to HPRB recommending approval of the concept as presented by the applicant; the motion was seconded but failed to be adopted by the Committee.

Vote: 2-4 (motion failed)

Joel Heisey moved that the CDC recommend that the full ANC send a letter to HPRB recommending denial of the proposed concept due to the fact that the proposal lacked a plan for removal of the unapproved parking currently being used in public space, with a request that the proposal include a plan for soft landscaping in the public space; the motion was seconded and adopted by the Committee.

Vote: 4-2 (Melcher not present)

DDOT Notice of Intent

Parking modification on Massachusetts Ave, NW between 13th & 14th Streets, NW

The Committee discussed a DDOT notice of public intent to 1) remove peak-hour parking restrictions (in the morning and evening) on the south side of Massachusetts Ave between 13th and 14th Street, NW, and 2) remove and replace conflicting parking signage for the two parking spaces on the southwest corner of Massachusetts Ave at the intersection with 13th St, NW to allow parking all the time. Joel Heisey moved that the CDC recommend that the full ANC send a letter to DDOT in support of the notice of intent; the motion was seconded and adopted unanimously by the Committee.

Vote: 6-0 (Melcher not present)

Walter E. Washington Convention Center (2F06)

Theresa DuBois

DDOT public space application for streetscaping

Theresa DuBois requested the CDC's support for the proposed paving, fixtures, landscaping, and projections around the Convention Center. DuBois and her colleague presented a packet illustrating the existing and proposed conditions, with specific plans for improvements intended to activate public space. The Committee inquired about the metro entry lighting, potential noise increase, and the opportunity to sequence the lighting in the vehicle tunnel through the Convention Center. Greg Melcher moved that the CDC recommend that the full ANC send a letter of support to the DDOT Public Space Committee recommending approval of the application as presented by the applicant; the motion was seconded and adopted unanimously by the Committee.

Vote: 7-0 (unanimous)

1422 Q St, NW (2F02)

Evan Muchai, District Quarters

HPRB concept/renovation and addition to existing structure

Evan Muchai of District Quarters requested the Committee's support for the historic concept of the proposed rear addition and penthouse at 1422 Q St, NW. Muchai walked the Committee through the

proposal for the by-right addition, summarized conversations with neighbors, and spoke to the modifications made to the original concept based on neighbors' input to date. Muchai shared that Steve Callcott advised that flag testing would not be necessary, but Muchai expressed willingness to conduct the flag test if desired by ANC 2F. Muchai clarified that the by-right proposal was for a slightly increased lot occupancy (62% coverage), which was a result of making up for the loss of space from the dogleg added to the concept in order to preserve four of six of the adjoining neighbor's at-risk windows. The Committee inquired about the neighbor's at-risk windows; changes to the front exterior; roof deck; impact of the penthouse on the neighbor's metal cornice; and material selection for rear addition. Several community members, including neighbors on both sides of the property, shared their concerns with the proposal and requested additional time to dialogue with the applicant, review the updated plans, and come to compromise on a number of outstanding issues of concern. The neighbors spoke to the specific impact on the light and air of the two adjoining homes, as well as to the broader concern for the precedent that would be set for the entire block if this proposal were approved.

Lou Cipro moved that the CDC recommend that the full ANC give the community more time to analyze the proposal and work out issues with the developer before making a recommendation on the project. Cipro's motion did not receive a second.

Joel Heisey moved that the CDC recommend that the full ANC send a letter of support to HPRB for the proposed concept and massing for the project, highlighting concerns about the height of the penthouse level and the blocking of two at-risk windows of the adjoining property; the motion was seconded and adopted by the Committee.

Vote: 6-1

Meeting adjourned at **8:53 p.m.**