



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for April 14, 2016**



Second (2nd) Thursdays at 7:00 pm, Miner Elementary, 601 Fifteenth (15th) Street NE
Public Meeting - All Are Welcome to Attend

- 7:00 pm **Call to order**
- 7:01 pm **Approve Previous Meeting's Minutes, Adopt Agenda**
- 7:02 pm **Community Presentations**
Rappaport & WC Smith - H Street Connection Redevelopment (901 H St NE)
MPD Fifth District Commander William Fitzgerald
DC Streetcar Public Engagement Manager Sean May
- 7:50 pm **Officer Reports**
Chair
Vice-Chair
Secretary
Treasurer
1. Approve Treasurer's Report *pg. 21*
- 8:00 pm **Standing Committee Reports:**
Community Outreach pg. 22
1. No report. Committee did not meet in March 2016.
2. Next meeting - 7:00 pm, April 25, 2016 (4th Monday)
- 8:01 pm **Alcohol Beverage Licensing pg.23**
1. Approve March 2016 committee report.
2. **Suggested Motion:** The ANC authorize a protest of the license renewal of Da Luft (1242 H Street NE), if the ABL Committee votes in favor of a protest at its April 19, 2016 meeting.
3. Next meeting - 7:00 pm, April 19, 2016 (3rd Tuesday)
- 8:06 pm **Transportation and Public Space pg.25**
1. No report. Committee did not meet in March 2016.
2. Next meeting - 7:00 pm, April 18, 2016 (3rd Monday)
- 8:07 pm **Economic Development and Zoning pg. 26**
1. Approve March 2016 committee report.
2. 1603-1625 Benning Road, NE (Informational Presentation) - Felipe Serpa and Meridith Moldenhauer, Valor Development
3. **Recommendation:** The ANC write a letter to the BZA in support of the requested special exceptions by 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at 920-922 H Street NE (Square 933, Lots 57 and 803) with the following restrictions: continuation of exterior façade materials along the side of the building; residential parking restrictions; complete a shadow study prior to the



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Public Meeting - All Are Welcome to Attend

April 2016 ANC 6A meeting to prove that there is no adverse effect on neighboring sites; the developer provide a transit subsidy; seek alternative parking options for residents; and reach out to neighbors.

4. Next meeting - 7:00 pm, April 20, 2016 (3rd Wednesday)

- 8:20 pm **New Business *pg.39***
Pepco Benning Road Environmental Remediation Plans – David Holmes
- 8:25 pm **Single Member District reports** (1 minute each)
- 8:35 pm **Community Comments** (2 minutes each)
- 8:45 pm **Adjourn**



Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2016



Advisory Neighborhood Commission (ANC) 6A Minutes Miner Elementary School March 10, 2016

Present: Commissioners Phil Toomajian (Chair), Matt Levy, Patrick Malone, Sondra-Phillips-Gilbert, Mike Soderman, Calvin Ward, and Stephanie Zimny

The meeting convened at 7:00 pm.

The minutes for the ANC February 2016 meeting and the agenda for the March 2016 meeting were accepted without changes or objection.

Community Presentations

Charles Allen DC Councilmember for Ward 6

Councilmember Allen spoke about his “Books from Birth” initiative, which is being implemented by DC Public Libraries. Approximately 7,000 children have been enrolled in the program so far and over fifty percent (50%) are from the targeted outreach areas of the city. He remarked on the Private Security Camera Incentive Program Emergency Act of 2015. Councilmember Allen emphasized his commitment to enhancing public safety for city residents. He has communicated with the appropriate city officials regarding improving the city’s 911 emergency response operations, and is committed to working with the Metropolitan Police Department (MPD) to increase the number of officers assigned to the community.

Mr. Allen also spoke of the recent commencement of the DC Streetcar operations and indicated that he is interested in having the streetcars run on a seven (7) day schedule soon. The expansion of streetcar operations is still in the planning and proposed infrastructure redesign stages.

Mr. Allen advised that the FY 2016-17 Budget will be released at the end of March and will be voted on in May 2016. Mr. Allen noted that the DC Council has scheduled a public hearing regarding the Mayor’s Homeward DC Plan, which includes the proposal to build a fifty (50) unit shelter in southwest (SW) DC to serve as temporary housing, on Thursday, March 17, 2016. Finally, Mr. Allen indicated that he will meet with members of the community to discuss the proposed budget on Thursday, April 21, 2016, from 6:30 pm to 8:30 pm at the Department of Human Services (DHS) Service Center located at 645 H Street NE.

Mr. Allen took questions from members of the Commission and the public. Of great concern to many was the implementation of the Neighborhood Engagement Achieves Results (NEAR) Amendment Act of 2016. The NEAR Act proposes to provide services such as job training and mentorship, to individuals at high risk for re-offending. In particular, there were concerns about a provision that would allow for a stipend to be paid to these individuals in addition to the other services offered. Mr. Allen stated that at present, there has been no funding allocated for this program. Mr. Allen then discussed briefly some provisions of note included in the Public Safety and Criminal Code Revisions Amendment Act of 2015. One provision of note pertained to the issuance of warrants for the apprehension of individuals fitted with electronic monitoring devices which have been disabled. Once apprehended, these individuals can be detained for up to seventy-two (72) hours. Additionally, the above-referenced legislation contained provisions allowing funding for the re-hiring of retired Metropolitan Police Department (MPD) officers and for the retention of current MPD officers nearing retirement.



Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2016



Commissioner Patrick Malone asked about a provision that would allow police officers discretionary powers to conduct warrantless searches in the homes of individuals on parole probation, or supervised release. Mr. Allen indicated that there was no testimony in support of this proposal when hearings were held on the matter.

Commissioner Sondra Phillips-Gilbert and Chairman Phil Toomajian relayed concerns that receiving responses from agency heads, including the Zoning Administrator, in response to communications from the ANC Commissioners is an ongoing problem. Mr. Allen indicated that he would follow up on this matter.

Commissioner Stephanie Zimny spoke about her efforts to have a language immersion program initiated at the Miner Elementary School.

Commissioner Matt Levy expressed his concerns about the lack of clarity in the Mayor's proposed Homeward DC Plan, and his reservations about how this plan would be implemented. Mr. Allen indicated that he had he had put forth suggestions on how the plan could be improved including putting more emphasis on prevention efforts.

A community member requested information on the Residential Parking Permit (RPP) issue. Mr. Allen indicated that the new guidelines had yet to be issued but were expected to be released in the near future.

A community member requested information on the status of the paid family leave bill for DC residents. Mr. Allen advised that there had been three hearings on the matter but no final action has yet been taken. He further indicated that that chances for passage look promising.

Officer Reports

Chairman Toomajian advised that five (5) of six (6) streetcars are running and have been well-used thus far, that Metropolitan Police Department Fifth (5th) District Commander William Fitzgerald will attend the ANC's April 14, 2016 meeting when the ANC will also hear an update on the H Street Connection Redevelopment Project. Chairman Toomajian also announced an RFK Campus Redevelopment Project Community Meeting will take place on Monday, April 4, 2016, from 6:30 pm-8:30 pm, at the Walter E. Washington Convention Center, 801 Mount Vernon Place NW. Chairman Toomajian mentioned that the new Ward 6 Outreach Service Specialists from Mayor Bowser's office are Rachel Mariman, and Edward Doxen. Mr. Seth Shapiro and Mr. Frank Maduro, the former Ward 6 Outreach Service Specialists from Mayor Bowser's office, have been appointed to new posts at the Department of Parks and Recreation (DPR) and the Department of General Services (DGS), respectively.

Treasurer's Report

Commissioner Stephanie Zimny presented the first (1st) Quarter Report. The First (1st) Quarter Report was accepted without objection. Ms. Zimny then delivered the Treasurer's Report. The opening balance in the checking account was \$11,357.03, with a forwarding balance of \$17,584.96. There were disbursements of \$450.00 to Irene Dworakowski (Check 1733) for agenda/web master services; \$200.00 for February 2016 minutes; (Check 1734); \$120.00 (Check 1735) to FedEx; \$348.00 for payment for PO Box Fee; (Check 1736); \$27.42 taxi face receipts for ABL co-chair Jay Williams (ABL Committee) (Check 1737), leaving a balance of \$16,453.63, in the checking account and \$13,721.00, including a \$.023 interest deposit in the savings account. A Petty Cash Summary was included in the report showing a forwarding balance of \$25.00. The report was accepted without objection.



Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2016



Committee Reports

Community Outreach Committee (COC)

The February 2016 Committee Report was approved without objection.

Motion: The Committee moved and Chairman Toomajian seconded a motion that ANC 6A approve the grant application from the Ludlow-Taylor Elementary School PTO. The motion passed (6-0).

Next meeting - 7:00 pm, April 25, 2016 (4th Monday)

Alcohol Beverage Licensing (ABL)

The ABL did not meet in February 2016.

Next meeting - 7:00 pm, March 21, 2016 (3rd Tuesday)

Transportation and Public Space Committee (TPS)

The February 2016 TPS Committee Report was approved without objection

Motion: The Committee moved and Chairman Toomajian seconded a motion that the ANC send a letter to the District Department of Transportation (DDOT) requesting the installation of a new Capital Bikeshare station at Eighth (8th) and H Streets NE. The Motion passed (7-0).

Next meeting - 7:00 pm, April 18, 2016 (4th Monday)

Economic Development and Zoning (EDZ)

The February 2016 EDZ Committee report was accepted without objection.

Motion: The Committee moved and Commissioner Mike Soderman seconded a motion that the ANC write a letter of support to the Historic Preservation Review Board (HPRB) for the proposed design at 1120 Park Street NE. The motion passed (7-0).

Motion: The Committee moved and Commissioner Soderman seconded a motion that the ANC write a letter of support to the Board of Zoning Adjustment (BZA) for the request for a minor modification pursuant to 11 DCMR Section 3104.1 and 3103.2, for a special exception under section 223, not meeting the lot occupancy requirements (section 403), a variance from the parking space dimensions requirement under section 2115.1, and a variance from the garage setback requirement under section 2300.2 (b), to allow a detached garage addition serving a one (1) family dwelling at 1120 Park Street NE. The motion passed (7-0).

Next meeting - 7:00 pm, March 16, 2016 (3rd Wednesday).

Single Member District Reports

Commissioner Phillips-Gilbert (6A07) advised of a meeting with Valor Development on March 15, 2016 at 7:30 pm at the Trinidad Baptist Church, 1611 Benning Road, NE, regarding the proposed development of the church site.



Advisory Neighborhood Commission 6A Meeting Minutes of March 10, 2016



Commissioner Soderman (6A03) mentioned a meeting with a representative from Councilmember Allen's office regarding an abandoned property in his district. Mr. Soderman also spoke of a respected and valued member of his community, Mr. William Outlaw, who recently celebrated his 89th birthday.

Commissioner Levy (6A04) reported on efforts for a traffic calming request regarding the area between Twelfth (12th) and Fifteenth (15th) blocks of C Street NE.

Commissioner Zimny (6A06) spoke of assisting community members in installing security cameras, scheduling a proposed alley clean up in her district, and scheduling a community meeting sometime in April 2016.

Commissioner Ward (6A08) advised that the request for the installation of speed bumps on the 400 block of Nineteenth (19th) Street NE between D and E Streets NE, has been approved. He also mentioned an ongoing issue with loitering near Eighteenth (18th) and D Streets NE.

Community Comments

Mr. Franklin Garcia, U.S. Representative, District of Columbia (Shadow) provided information about ongoing efforts for DC Statehood. Further information can be obtained at [franklin.garcia\(at\)dc.gov](mailto:franklin.garcia(at)dc.gov).

Mr. Thomas Gore, Recruitment/Retention Coordinator, Community College Preparatory Academy (CCPA), spoke briefly about the CCPA Satellite Campus at the Gibbs School, 500 Nineteenth (19th) Street NE. Classes are free for adult DC residents, and offers assistance with GED Preparation, College Readiness, Workforce Readiness, and Information Technology Certification, among other offerings. Interested members of the community can call the CCPA at 202-759-1910.

A resident shared about the DC Public School's (DCPS) opening of the Empowering Males High School (EMHS) School which will open August 2016 at the former Ron Brown Middle School, 4800 Meade Street NE. This school will offer a city-wide college preparatory program. Further information can be obtained by calling 202-719-6613 or at [EMHS\(at\)dc.gov](mailto:EMHS(at)dc.gov)

The meeting adjourned at 8:38 pm



Advisory Neighborhood Commission 6A Community Presentations





Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 11, 2016

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18514 (1120 Park Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on March 10, 2016,¹ our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception under § 223, not meeting the lot occupancy requirements (§ 403), a variance from the parking space dimensions requirement under § 2115.1, and a variance from the garage setback requirement under § 2300.2(b), to allow a detached garage addition serving a one-family dwelling.

The Commission supports granting the requested special exception because the proposed addition will not unduly affect the light and air available to neighboring properties nor will they unduly compromise their privacy of use and enjoyment, provided that certain conditions are met.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@vahoogroups.com, anc6a@vahoogroups.com, and newhilleast@vahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 11, 2016

Ms. Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Re: HPA # 16-104 (1120 Park Street, NE)

Dear Ms. Pfaehler:

At a regularly scheduled and properly noticed meeting on March 10, 2016,¹ our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the design of the proposed garage with a rooftop deck to be constructed at 1120 Park Street, NE. The design changes are only minor modifications from a previously submitted design that the ANC reviewed and supported.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

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Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 11, 2016

Leif Dormsjo
Director, District Department of Transportation
55 M Street, SE, Suite 400
Washington, DC 20003

Re: Request to install Capital Bikeshare station at 8th Street NE and H Street NE

Dear Director Dormsjo:

At a regularly scheduled and properly noticed meeting on March 10, 2016,¹ our Commission voted 7-0 (with 5 Commissioners required for a quorum) to request that the District Department of Transportation and Capital Bikeshare add a bikeshare station at the intersection of 8th Street NE and H Street NE.

As you know, this intersection is a major hub along the H Street Corridor. Multiple MetroBus routes and the DC Streetcar stop at this location and it is a prime transfer point for residents and commuters. This intersection is also a central location for those who live on H Street and Capitol Hill communities to access DC’s various modes of transit. Furthermore, major development projects in the vicinity will bring over 1,000 new residents to this particular area and many new businesses, which will dramatically increasing demand for Capital Bikeshare. For these reasons, our ANC believes this is a prime location for a new station, as it would allow area residents to bike to and from transit, and will serve the many new residents and businesses that will arrive over the next couple years.

Based on the testimony of residents in ANC 6A and the observance of commissioners, the Commission strongly requests that DDOT and Capital Bikeshare add a new station at 8th and H Street NE.

Thank you for giving great weight to the recommendation of ANC 6A. I can be reached at philANC6A@gmail.com.

On behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

cc: Charles Allen, Councilmember Ward 6
Karen Wirt, Chair ANC6C

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Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



May 28, 2015

Mr. Matthew LeGrant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 Fourth Street, SW, Room 3102
Washington, DC 20024

Re: Car-Sharing Spaces on Square 1035, Lot 810

Dear Mr. LeGrant,

At a regularly scheduled and properly noticed meeting¹ on May 14, 2015, our Commission voted 8-0 (with 5 Commissioners required for a quorum) to request the rationale for your approval of the by-right use of a portion of the above-referenced lot for four (4) car-sharing spaces.

The majority of Lot 810 is occupied by a structure consisting of seven adjoining parking garages. Behind the garage structure, the remainder of the lot has been paved and now hosts four (4) car-sharing spaces used by a commercial car-sharing service. In 2014, the property owner applied for a building permit (Permit No. B1406901), to undertake work including replacing the concrete pavers on the open portion of Lot 810. At that time, Rohan Reid from your office informed a nearby resident, Mr. Michael Cushman, that “[a] parking lot use in the R-4 zone would require relief from the Board of Zoning Adjustment,” and that “[i]f at any time you become aware that the open space is being used as a parking lot, please feel free to contact me so that our office can begin enforcement procedures.” (June 16, 2014 email from Rohan Reid to Michael Cushman.) However, the ANC understands from the property owner that he disclosed the proposed car-sharing use to your office and that he was informed that zoning relief would not be necessary. On March 10, 2015, DCRA issued a certificate of occupancy for Lot 810 that describes the occupancy of the lot as “Private Parking Garages – 7; and Open Parking Spaces – 4; Total of 11 Parking Spaces [Not a Public Parking Lot].” The certificate also lists the “Approved Zoning Code Use” as “Private garage as principal use.” Following further inquiries by Mr. Cushman, Mr. Reid again wrote to Mr. Cushman to inform him that “because the use is not for a commercial parking lot, which would require BZA relief, and is instead for private parking,” the certificate of occupancy application was correctly approved. (April 28, 2015 email from Rohan Reid to Michael Cushman.)

The ANC now seeks clarification regarding the various zoning code provisions that appear potentially to bear on the use of a portion of Lot 810 to host the four car-sharing spaces. Specifically:

- Pursuant to § 333.1, a “parking lot . . . on an alley lot . . . shall be permitted as a special exception in an R-4 District if approved by the Board of Zoning Adjustment under § 3104,

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subject to the provisions of this section.” At § 199, the code defines “lot, parking” as a “tract of land used for the temporary parking of motor vehicles when the use is not accessory to any other use.” Does the use of a portion of Lot 810 to host four car-sharing vehicles constitute a “parking lot” within the meaning of the code? If not, is the rationale because the use is “accessory to” the use of the remainder of the lot as a parking garage? If so, on what basis can additional parking for car-sharing vehicles be “accessory to” a primary use of the lot for parking?

- Mr. Reid’s email of April 28, 2015 to Mr. Cushman states that, for purposes of determining whether zoning relief is necessary, a commercial parking lot is treated differently from a lot used for private parking. What is the basis for this distinction? The definition of “lot, parking” at § 199 does not refer to commercial use, nor does § 333.1 specify that a special exception is needed only when a parking lot is to be used for commercial purposes. Is there some other provision of the Code that bears on this question? In addition, why would a contracted-for use of a lot by a car-sharing company be considered a private use and not a commercial one?
- Pursuant to § 301.1, a permitted “accessory use” in the R-2 District is “Car-sharing spaces; provided that any car-sharing space beyond the first two (2) spaces shall be located within or under a principal structure and may not be a required parking space for any use on site.” Is it correct that this accessory use is incorporated by reference into the permissible accessory uses in the R-4 District. If so, are two of the car-sharing spaces on the site required to be located within or under a principal structure? In what ways can that requirement be met, given that the principal structure on the lot would appear to be the existing garage?

Thank you for your attention to this matter. We believe that your interpretation of the zoning regulations with respect to these issues has significant consequences not only for the alley lot in question, but also in potential future cases, particularly given that there are numerous car-sharing spaces located throughout the ANC. Accordingly, your answers to the above questions, as well as your rationale for permitting the car-sharing use by right in this case, are very much appreciated.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com. We look forward to hearing from you at your earliest convenience.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A



Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 16, 2016

Mr. Leif A. Dormsjo
Director
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

Re: Parking signage and other traffic improvement measures for the 1200 block of Florida Avenue NE at the intersection with K Street NE

Dear Director Dormsjo:

At a regularly scheduled and properly noticed meeting¹ on December 10, 2015, our Commission voted 7-0 (with 5 Commissioners required for a quorum) to request that the District Department of Transportation (DDOT) examine the 1200 block of Florida Avenue NE for parking notification and traffic improvements designed to enhance pedestrian, bicyclist and driver safety.

The Commission believes this portion of Florida Avenue is unsafe due to current traffic conditions and signage. As a major artery into and out of the District, Florida Avenue experiences high traffic volumes and high vehicle speed levels. At the intersection where K Street NE meets Florida Avenue NE (just before the 1200 block of Florida Avenue NE), there is a yield entry for traffic and a slight right turn, meaning traffic from K Street NE only slows down enough to check oncoming traffic from Florida before speeding down the lane closest to the curb on Florida Avenue. Because there is parking now allowed in that lane, this creates an unsafe condition for residents who have parked their cars on that block. In fact, one neighbor has already reported his vehicle being rear-ended by a car entering Florida Avenue from K Street on this block.

We understand that DDOT is currently undergoing a full study to evaluate ways to improve these conditions along a larger portion of Florida Avenue NE, but we ask that you please consider a few short-term solutions in the meantime to address residents' concerns. More specifically, we

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Commission Letters of March 10, 2016 Meeting



ask that DDOT consider (i) installation of a stop sign to replace the current yield sign at the intersection of K Street NE and Florida Avenue NE, (ii) extending parking for the entire length of the 1200 block of Florida Avenue NE by adding additional parking signs further west down the block, and (iii) eliminating now unnecessary curb cuts on the western end of the block, which will allow for additional parking.

Based on the testimony of ANC6A residents and the unanimous support of our Transportation and Public Space Committee, the Commission requests DDOT conduct an examination of this area and implement solutions to resolve these safety concerns. Thank you for giving great weight to the recommendation of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at philanc6a@gmail.com or the ANC 6A Vice-Chair, J. Omar Mahmud, at mahmud6a01@gmail.com, in whose Single Member District (SMD) this area resides.

On behalf of the Commission,

Phil Toomajian,
Chair, Advisory Neighborhood Commission 6A

Attachment: Traffic calming application



District Department of Transportation

Traffic Calming Assessment Petition Applicant Questionnaire

Note: Please fill out if you are a resident of the affected neighborhood

Applicant Information (Required)

Name: ANC 6A by Vice-Chair, J. Omar Mahmud

Address: P.O. Box 75115 Washington, DC 20013

Telephone #: _____

Email Address: mahmud6a01@gmail.com

Requestor Signature: [Handwritten Signature]

Traffic Issue	Very Significant	Significant	Not Significant
Speeding	X		
Traffic Volumes		X	
Cut-through Traffic		X	
Traffic Accidents	X		
Traffic Noise			X
Pedestrian Safety	X		
Bike Safety		X	
Parking	X		
Other (please specify)			

Location of Requested Assessment - Please define geographic boundaries as clearly as possible (e.g. 400, 500, and 600 block of X Street, NE):

1200 block of Florida Ave. NE - South side

Conditions Necessitating Assessment - Please provide a detailed description of the problems observed in the Assessment Area:

See attached ANC letter for all details, including answers to many of the questions on the following pages.



Commission Letters of March 10, 2016 Meeting



d.

District Department of Transportation

Please identify the time of the day when the traffic problems appear to be the worst (such as AM peak, PM peak, afternoon, evening or night).

Various

Please describe any of the following characteristics of your neighborhood: heavy use by pedestrians, bicyclists, or other more vulnerable users; substandard streets (lack of sidewalks, narrow streets, right curves, limited sight distance, etc) and pedestrian generating facilities (parks, elderly housing, shopping areas, etc).

This location is used by pedestrians, motorists + bicyclists. The turn we are concerned about from K Street onto Florida is creating a dangerous situation for all because the traffic lane flows right into a dangerous situation for all because the traffic lane flows right into parking lane

Please describe if there are any schools, hospitals, places of worship, recreational centers, hotels, sports arenas or historical monuments in the vicinity of the location.

Churches

Please describe if the traffic problems mainly occur during holidays (such as Christmas, Thanksgiving, New Year, Jewish Holidays etc)

N/A

Please describe who you think is causing the traffic problems. For example is it local residents or the cut-through traffic? Is it cars or delivery trucks etc?

All of the above

Please describe if the traffic problems create safety issues for pedestrians and bicyclists in your neighborhood. If yes, then please describe how the traffic problems affect safety of pedestrians and bicyclists in your neighborhood?

See

Are there any existing traffic calming measures within the Assessment area you have defined (e.g. speed bumps, rumble strips, median, curb extensions)?? If yes, then please describe if they effective in

N/A

If traffic calming is implemented, how would you feel about having traffic calming measures (median islands, speed humps, corner bulbouts, etc) being placed in front of your home?

measures would be welcomed.

Any effective

Have you previously contacted District Department of Transportation for help in addressing your traffic problems? If yes, please indicate which departments have been contacted.

Yes, parking division

DDOT Traffic Calming Application



Commission Letters of March 10, 2016 Meeting



d.

District Department of Transportation

Is the area of concern an active construction zone? If so, do you know the project name or can you provide a description of the project?

No

Are there any traffic calming treatments that would not be acceptable to the petitioners?

We would like to see the options first.

Please provide us with any additional comments you feel would be helpful.

N/A

Does the area of concern include any Metro bus stops or affect other transit access?

Not sure



Commission Letters of March 10, 2016 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



April 5, 2016

Mr. Donovan Anderson, Chairperson
Alcoholic Beverage Control Board
2000 14th Street, NW, Suite 400S
Washington, DC 20009

Dear Mr. Anderson,

I am writing in reference to a request on the Board's agenda for Wednesday, April 6, 2016 by Mr. James Chang Lee, on behalf of Khan's (1125 H Street NE) (the "Establishment"), to amend its Settlement Agreement. I write on behalf of ANC 6A in response.

As you are no doubt aware, DC Code § 25-446 sets forth the requirements for when an application for termination of a Settlement Agreement ("SA") can be considered. Specifically:

- (d) (1) Unless a shorter term is agreed upon by the parties, a settlement agreement shall run for the term of a license, including renewal periods, unless it is terminated or amended in writing by the parties and the termination or amendment is approved by the Board.
- (2) The Board may accept an application to amend or terminate a settlement agreement by fewer than all parties in the following circumstances:
 - (A) During the license's renewal period; and
 - (B) After 4 years from the date of the Board's decision initially approving the settlement agreement.
- (3) Notice of an application to amend or terminate a settlement agreement shall be given both to the parties of the agreement and to the public at the time of the applicant's renewal application according to the renewal procedures required under §§ 25-421 through 25-423.
- (4) The Board may approve a request by fewer than all parties to amend or terminate a settlement agreement for good cause shown if it makes each of the following findings based upon sworn evidence:
 - (A) (i) The applicant seeking the amendment has made a diligent effort to locate all other parties to the settlement agreement; or



Commission Letters of March 10, 2016 Meeting



(ii) If non-applicant parties are located, the applicant has made a good-faith attempt to negotiate a mutually acceptable amendment to the settlement agreement;

(B) The need for an amendment is either caused by circumstances beyond the control of the applicant or is due to a change in the neighborhood where the applicant's establishment is located; and

(C) The amendment or termination will not have an adverse impact on the neighborhood where the establishment is located as determined under § 25-313 or § 25-314, if applicable.

(5) To fulfill the good faith attempt criteria of paragraph (4)(A)(ii) of this subsection, a sworn affidavit from the applicant shall be filed with the Board at the time that an application to amend a settlement agreement by fewer than all parties is filed stating that either:

(A) A meeting occurred between the parties which did not result in agreement; or

(B) The non-applicant parties refused to meet with the applicant.

(6) For the purposes of this subsection, the term "license's renewal period" means the 60-day period before the expiration date of a license.

As an initial matter, ANC 6A has not consented to the termination of this establishment's settlement agreement. Mr. Lee's petition states that he "called ANC 6A on September, 2013," and that during this phone call the parties attempted to negotiate an amendment. The ANC is unaware of such a phone call, and regardless, it stands to reason that such a negotiation should take place during the applicable renewal period, not 2013. In the interest of full disclosure, Mr. Lee (or someone representing him) did recently reach out to the ANC to request a meeting to discuss his settlement agreement. I responded to Mr. Lee and stated that we would be happy to place him on the agenda of the next ANC 6A ABL meeting to discuss his request, and asked him to confirm that he would attend. Mr. Lee did not respond to that email. Therefore, a "good faith attempt to negotiate a mutually acceptable amendment to the settlement agreement."¹ DC Code § 25-446(d)(4)(A)(ii).

Further, and more importantly, the relevant settlement agreement was reached between ANC 6A and the Establishment on May 2, 2013, less than three years ago. Thus, the petition is not ripe under DC Code § 25-446(d)(2)(B). I am aware that there is a separate settlement agreement from 2010 that was reached with members of the neighborhood (a second settlement agreement with the ANC in 2010 was superseded by the 2013 agreement). However, that agreement is silent as to the one issue Mr. Lee's petition

¹ As with any request of this nature, the ANC is willing to engage in good-faith negotiations with Mr. Lee. However, such negotiations have yet to occur.



Commission Letters of March 10, 2016 Meeting



requests an amendment on: patio hours. Thus, Mr. Lee's petition is requesting an amendment exclusively to a May 2013 settlement agreement, and such an agreement is not ripe for amendment or termination under DC law.

For the reasons listed above, ANC 6A requests that the Board reject Mr. Lee's request because his request is not ripe under DC Code § 25-446(d)(2)(B) and because Mr. Lee did not undertake the necessary good-faith negotiation with the ANC under DC Code § 25-446(d)(4)(A)(ii). Should the Board determine that the request was somehow ripe, and that a good-faith effort *was* undertaken, the ANC will be prepared to present at a hearing arguments and evidence to the Board to show that Mr. Lee's request does not meet the standards set forth in DC Code § 25-446(d)(4)(B) and (C).

Please do not hesitate to contact me if you have any questions or would like additional information.

On behalf of the Commission,

Jay Williams
Co-Chair, ANC 6A ABL Committee



Officer Reports - Treasurer



ANC 6A Treasurer's Report March 2016

Period Covered 3/1/2016-3/31/2016

Checking Account:

Balance Forwarded	\$	9,422.36
Total Receipts	\$	6,227.93
Total Funds Available	\$	15,650.29

Disbursements:

Irene Dworakowski (Agenda/Web Master ServicesMar	CK#1738	\$	450.00
Note Taking (Mar 2016 Minutes)	CK#1739	\$	200.00
Fed Ex (\$183.50 Feb and \$127.50 Mar)	CK#1740	\$	311.00
Sign Language Services	CK#1741	\$	768.15
Travel for Phil Toomajian ABL	CK#1742	\$	20.76
Ludlow - Taylor PTO	CK#1743	\$	300.00
Total Disbursements			

\$ 2,049.91

Ending Balance	\$	13,600.38
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Savings Account:

Balance Forwarded	\$	13,721.23
Receipts: Interest 03/21/16	\$	0.24
Deposit -		
Total Receipts	\$	0.24

Total Funds Available \$ 13,721.47

Disbursements	\$	-
Ending Balance	\$	13,721.47

PETTY CASH SUMMARY

Balance Forwarded	\$	25.00
Deposit to Petty Cash	\$	-
Total Funds Available	\$	25.00
Disburser		
Total Disbursements	\$	-
Ending Balance	\$	25.00



Committee Reports
Community Outreach Committee (COC)



No report. Committee did not meet in March 2016.



Committee Reports

Alcohol Beverage and Licensing (ABL)



Minutes

Alcoholic Beverage Licensing (ABL) Committee

Advisory Neighborhood Commission (ANC) 6A

March 15, 2016

Pursuant to notice duly given, a meeting of the Alcoholic Beverage Licensing Committee (“Committee”) of ANC 6A was held commencing at 7:00 pm on March 15, 2016 at Sherwood Recreation Center, 640 Tenth (10th) Street NE, Washington, DC 20002.

Committee Members Present: Christopher Seagle (Co-Chair), Michael Herman, Roger Caruth, and Mark Samburg.

Committee Members Absent: Jay Williams (Co-Chair), Justin Rzepka, and David Oberting.

Commissioners Present: Omar Mahmud

Community Members Present: Anise Amri (Nomad), Jermaine Witthen (Nomad), Cynthia Simms (Nomad), Claude Labbe (Community), Neighbor of Nomad (Community)

I. Call to Order

Mr. Seagle called the meeting to order at 7:05 pm. The meeting having been duly convened was ready to proceed with business with a quorum. There were no additions or edits to the agenda as published.

II. Community Comment

None.

III. Old Business

A. The protest hearing for Touché will be on Wednesday, April 6, 2016.

IV. New Business

- **Discussion of request by Nomad Hookah Bar at 1200 H Street NE for extension of closing time of public space patio from 11:00 pm weeknights and 12:00 midnight on weekends, to 12:00 midnight on weeknights and 1:00 am on weekends.**
 - Mr. Amri provided the Committee with a letter requesting the above modification to his settlement agreement with the ANC.
 - He indicated that he is seeking to extend the time to provide the additional revenue that additional seating would provide.
 - Mr. Seagle indicated that a neighbor had sent the committee pictures showing patrons using the patio beyond permitted hours. Mr. Amri admitted that patrons stayed out on the patio beyond the permitted time. He also stated that it is nearly impossible to get the patrons inside after they had been out on the patio.
 - A community members stated that she has witnessed the patio being used beyond normal hours.
 - Commissioner Omar Mahmud stated that even if the Committee/ANC agreed to a later opening, they would have the same issues of having to require patrons to come inside at the required time.



Committee Reports

Alcohol Beverage and Licensing (ABL)



- Mr. Seagle noted that it was the policy of the ANC to request that public space patios close by 11:00 pm on weeknights and 12:00 midnight on weekends, especially for those businesses who abut the residential neighborhood.

Mr. Seagle made a motion to approve the request by Nomad to increase Nomad's hours of operation for the public space patio. The motion failed 0-3-1 (Commissioner Mahmud did not vote).

V. Adjourn

The Committee adjourned at 7:36 pm.



Committee Reports Transportation and Public Space (T&PS)



No report. Committee did not meet in March 2016.



Committee Reports Economic Development and Zoning Committee



Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory Neighborhood Commission (ANC) 6A
Sherwood Recreation Center, 640 Tenth (10th) Street NE
March 16, 2015

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Stephanie Zimny

Commissioners: Sondra Phillips-Gilbert

Brad Greenfield chaired the meeting.

Community Comment

None.

Status Reports

Resolution of Previously Heard BZA/HPA Cases: The ANC voted to recommend support for 1120 Park Street NE garage and roof deck; the Historic Preservation Review Board (HPRB) rejected the proposal.

Old Business

1603-1625 Benning Road, NE (Informational Presentation): The applicant presented an update on the project, which will be filed for a planned unit development (PUD) in the next few weeks. Will Lansing (Valor Development), Meredith Moldenhauer (Griffin, Murphy, Moldenhauer and Wiggins) and Jeff Goins (PGN Architects) stated that they met with the Office of Planning and the direct community recently to provide a similar update.

Jeff Goins described the design update for the proposed building, which has been increased from a seven (7) story building to a nine (9) story building and is now consolidated into one structure. The density is such that the greatest density is now on Benning Road, with the building tiered such that the height decreases in the portion closer to the residential neighborhood. There is a thirty-five (35) foot setback at the rear of the lot at the seventh (7th) floor, and a fifteen (15) foot setback at grade at the first five floors. One level of underground parking is proposed, for a total of 90-100 spaces. Mr. Goins stated that the building will contain 285 residential units and will be designed to achieve LEED Silver rating by using Variable Refrigerant Flow (VRF) Heat Pump and Heat Recovery Systems and providing green roof and amenity space along the Benning Road side. In addition to the residential building, there will be a three (3)-story building at the southwest corner; this building has not yet been programmed. Mr. Goins stated that the new design proposes retail space at the west corner of the Benning Road façade. The architect presented a rendering, stating that the roof embellishment that is depicted will likely be removed. The architect explained that the material palette has been simplified to red brick with larger red stone at the ground floor and brick on all sides.

Ms. Moldenhauer described the zoning and parking points. She pointed out that the townhouses behind the proposed building are about 140 feet away from the rear of the structure. Regarding zoning, the site is currently zoned C-2-A and will change to C-2-B with the PUD, but that the 6.0 maximum FAR will not all be used. The project will maximize the height for a small portion of the volume of the building. Ms. Moldenhauer explained that the report about Benning Road suggested increased density for two building sites, including this site, and that the increased height for this project will not set a precedent for all nearby sites. Regarding parking, the Zoning Regulations Rewrite (ZRR) will go into effect on September 6



Committee Reports Economic Development and Zoning Committee



and, if the project is submitted under the ZRR, the parking requirement will be 47 parking spaces. Mr. Goins added that, in terms of size, Benning Road is wider than H Street, and that the ratio of width of street to height of building may be close to 1:1.

Ms. Moldenhauer reiterated that the building's amenities include LEED rating and high quality design. She explained that the alley lot will retain its R-4 zoning; it may become a dog park or some other amenity. She also stated that the three (3)-story building at the southwest corner will be incorporated into the PUD but will retain C-2-A characteristics (this covers two lots on 16th St NE).

Chairman Brad Greenfield inquired as to whether these would be apartments or condos, and how many bedrooms would the units have. Mr. Lansing responded by stating that they could be condos but would most likely be apartments, and that some units will be one or two (1-2) bedrooms; no studios. Mr. Goins added that 22-25 units (8%) would be affordable. Mr. Lansing suggested that he can provide information on the rental costs for the affordable units but that rent would be about \$2.75/square foot per month for a 750 square foot one (1) bedroom unit with den. Committee member and ANC Commissioner Stephanie Zimny inquired as to whether the developer has pursued a relationship with Hechinger Mall in which they might be able to share some parking. Mr. Lansing said that he had a conversation with the Mall but that they have no available parking. Mr. Greenfield inquired as to whether there will be restrictions on parking; Ms. Moldenhauer replied that the Sixteenth (16th) Street properties have residential parking permits (RPP); Mr. Greenfield added that he would want the site to have RPP restrictions.

Commissioner Sondra Phillips-Gilbert expressed concerns from the community regarding the building height and the desire that the project has an RPP restriction. She added that she would like to see more two and three (2-3)-bedroom units so that residents will "stick around", and she requested clarity on the church structure. She stated that, at one of the community meetings, one of the neighbors was particularly upset but that yesterday's meeting was "very helpful". Additionally, one of the neighboring properties may be interested in selling their lot and combining with this project. Ms. Phillips-Gilbert asked that the applicant be sure that the Medical Center to the east of the subject property gets fliers with information about the proposed project. Mr. Lansing responded to the unit size comment by stating that Bozutto Management has come on to the team and is pushing for more 2-bedroom units, less 1-bedroom units.

Ms. Phillips-Gilbert also asked about subsidized housing, to which Mr. Lansing responded that the affordable dwelling units (ADUs) are the only affordable units, but that it is still up for consideration as to the levels of affordability that would be provided. He also clarified that there is no workforce housing. Ms. Phillips-Gilbert asked that the developer set aside some apartments or condos that are affordable to a wider range of lower-income families. Mr. Lansing replied that they will do this, at 50% affordability. Ms. Moldenhauer added that the community/ANC should let the applicant know what they want for unit costs, and the developer and team will see if they can make it work.

Ms. Phillips-Gilbert asked whether the developer for this project has ever done a building like this, to which Mr. Lansing replied yes; they have a similar project at Maryland Avenue NE and at Sixteenth (16th) and Irving Streets NW. Mr. Greenfield inquired as to whether there are any ideas about the amenities that will be provided in the three (3) story building. Mr. Goins replied that this building is approximately 9,000 square foot and that the first floor may have meeting spaces and there may be a fitness facility. Ms. Phillips-Gilbert added that she would like to include space for community meetings, and that she has no interest in a dog park as part of the project.



Committee Reports Economic Development and Zoning Committee



Committee member Missy Boyette commented on the architectural design of the building, stating that the base/middle/top treatment of the building and differentiation of these areas is successful, and that she appreciates the metal panel at the top levels that interfaces with the lower levels at the recessed bay. She added that she would want to see more detail of the two (2)-story base streetscape treatment.

A community member asked how the grade slope from Benning Road would affect the site, as the site slopes down. Mr. Goins replied that there is a civil engineer who is involved in this project to address this issue, and to address other issues such as the deep green roofs that will be on the building. Mr. Greenfield asked about parking access, which Mr. Goins addressed by explaining that the loading and garage entry will be at the alley parallel to Benning Road. Mr. Greenfield asked whether some of the provided parking spaces will be used for retail parking; Mr. Goins stated that it will, but that they have not yet calculated the number of spaces. Mr. Greenfield also asked about trash pickup; Mr. Goins replied that this will be handled below grade in the garage. Mr. Greenfield also shared a question from ANC Chairman Phil Toomajian, who was not present at the meeting, whether the developer would be willing to provide a bike share station; Ms. Moldenhauer replied that there is already a bike share station close by, but they would be willing to inquire. Mr. Goins added that the building will provide 100 bike parking spaces.

In closing, the applicant stated that they will file for the PUD in the next month or two and would present to the full ANC in April 2016. Mr. Greenfield suggested that the applicant participate in a joint meeting with other developers of nearby properties in order to share information regarding construction schedules, parking, etc.

New Business

920-922 H St, NE (BZA 19250): Application of 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at premises 920-922 H Street N.E. (Square 933, Lots 57 and 803).

The applicant team, Meredith Moldenhauer, Mike Stoops (owner) and Matt Stevison (PGN Architects), presented the project, which is requesting lot occupancy, off-street parking, and parking space size relief.

The project proposes a three (3) story plus penthouse structure on top of an existing one (1) story masonry structure, with three (3) existing small bays being combined into a single bay at the street façade. A total of nine (9) units would be provided, and the basement would be accessed by the first floor retail space. Proposed exterior materials include cementitious panel, brick, metal and maintain the existing stone base.

Ms. Moldenhauer described that this project, part of the H Street Overlay, will preserve the façade in its physical location, but that they are not keeping the glass. The building is currently at 100% lot occupancy, but the proposed project would reduce this at ground level in order to get two compact parking spaces. Zoning would require ten (10) spaces.

Ms. Zimny asked whether the trash pickup would be from the alley. Mr. Stevison replied that it would, and that there will be a trash room for retail and residential trash. Ms. Zimny also asked whether the project is RPP eligible; Ms. Moldenhauer replied that it is not. Mr. Greenfield inquired about the sizes of



Committee Reports Economic Development and Zoning Committee



the units. Mr. Stevison explained that the smallest unit is a studio at approximately 400 square foot, the one (1) bedroom unit is approximately 540-590 square foot and the two (2) bedroom unit at the penthouse is approximately 800-900 square foot. Ms. Phillips-Gilbert asked whether the project would be condo or apartment; Mr. Stoops replied that they are currently planning for apartments. Ms. Phillips-Gilbert also asked whether the applicant has reached out to their neighbors; Mr. Stoops replied that they have done so.

Regarding the building design, Mr. Greenfield asked about the exterior materials. Mr. Stevison described that they will use cementitious panel. Ms. Boyette asked that the architect consider more substantial treatment at the top of the building, in addition to showing the design intent for the side elevations and material transitions.

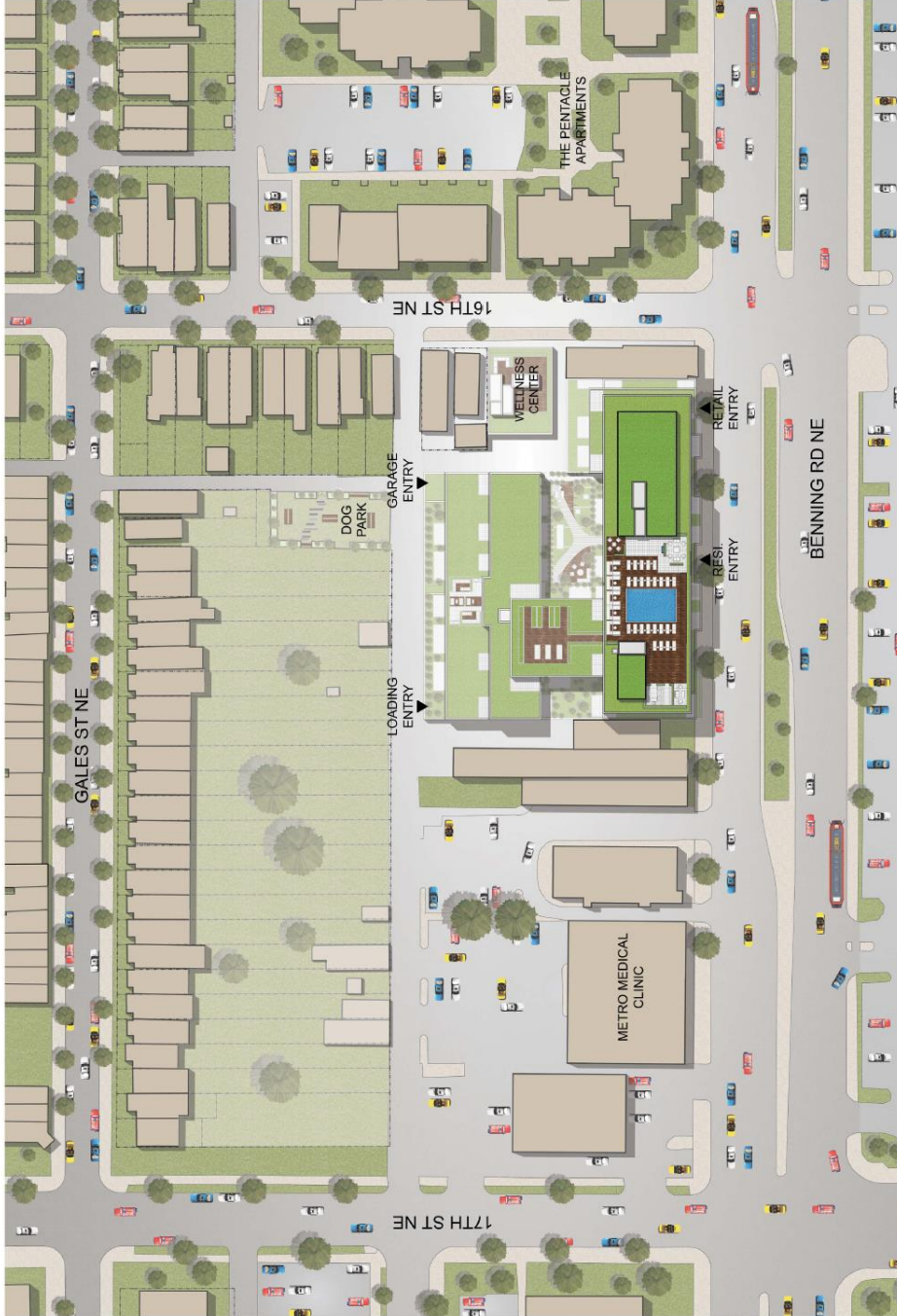
A community member who lives at Tenth (10th) and I Streets NE asked whether the applicant has reached out to the community and inquired as to how this building will affect natural light for adjacent buildings. Mr. Stevison replied that they will provide shadow studies. Mr. Greenfield asked the applicant to look at light and shadow effects of the proposed building on adjacent buildings. A community member asked about parking concerns; Ms. Moldenhauer stated that they will perhaps mitigate parking and encourage residents to use metro by providing subsidies. Ms. Zimny inquired about whether the project will include a bike storage room. Mr. Stevison replied that the design includes nine (9) bike spaces. Ms. Zimny added that a bike room with a repair station would be beneficial; Mr. Stevison replied that they can consider this, as well as consider providing an information board that announces metro travel times and other transportation information. Mr. Greenfield asked whether the applicant has reached out to the residential neighbor behind the subject property and across from the alley. Mr. Stoops replied that they have not yet, but that they are starting to reach out to neighbors and will do so. Mr. Greenfield also asked whether there would be any chance to obtain some parking spaces from a nearby larger development to have access to more parking options; Ms. Moldenhauer said that they are trying to do this to work out some options for parking.

Mr. Greenfield made a motion to recommend that the ANC write a letter to the Board of Zoning Adjustment (BZA) in support of the requested special exceptions by 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at 920-922 H Street NE (Square 933, Lots 57 and 803) with the following restrictions: continuation of exterior façade materials along the side of the building; residential parking restrictions; complete a shadow study prior to the April 2016 ANC 6A meeting to prove that there is no adverse effect on neighboring sites; the developer provide a transit subsidy; seek alternative parking options for residents; and reach out to neighbors. The motion was seconded by Ms. Boyette. The motion was approved unanimously.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, April 20, 2016
7:00-9:00 pm
640 Tenth (10th) Street NE**



Committee Reports Economic Development and Zoning Committee



Site Plan

Benning Road, NE

1625 Benning Road, NE
Washington D.C. 20002
Sq: 4510 Lot: 153,156 Zone: C-2-A

March 15, 2016

PGN Architects PLLC
210 7th St. S.E. - Suite 201
Washington DC 20003
PH: 202-822-5995
FAX: 202-822-0908



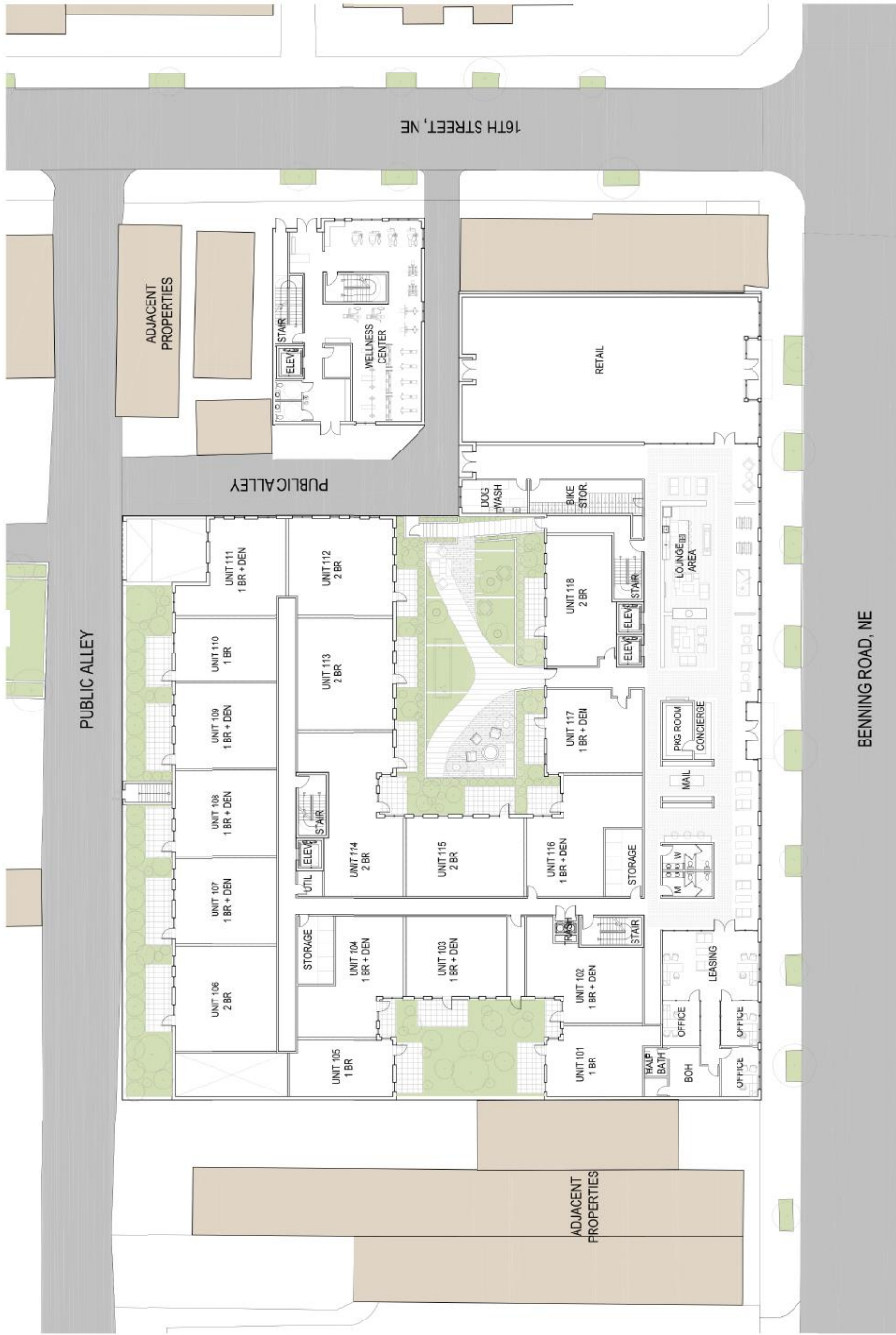


Committee Reports
Economic Development and Zoning Committee





Committee Reports Economic Development and Zoning Committee



First Floor Plan

March 15, 2016

Benning Road, NE

PGN Architects PLLC
210 7th St. S.E. - Suite 201
Washington DC 20003
PH: 202-822-5995
E: A.C. @ PGN.ARCHITECTS



1625 Benning Road, NE
Washington D.C. 20002
Sq: 4510 Lot: 153,156 Zone: C-2-A



Committee Reports Economic Development and Zoning Committee



Sixth Floor Plan



Ninth Floor Plan



Typ. Floor Plan



Eighth Floor Plan

Benning Road, NE

1625 Benning Road, NE
Washington D.C. 20002
Sq: 4510 Lot: 153,156 Zone: C-2-A

March 15, 2016

PGN Architects PLLC
2107th St. S.E. - Suite 201
Washington DC 20003
PH: 202-822-5995
FAX: 202-822-0908





Committee Reports Economic Development and Zoning Committee



Benning Road, NE

1625 Benning Road, NE
Washington D.C. 20002
Sqft: 4510 Lot: 153,156 Zone: C-2-A

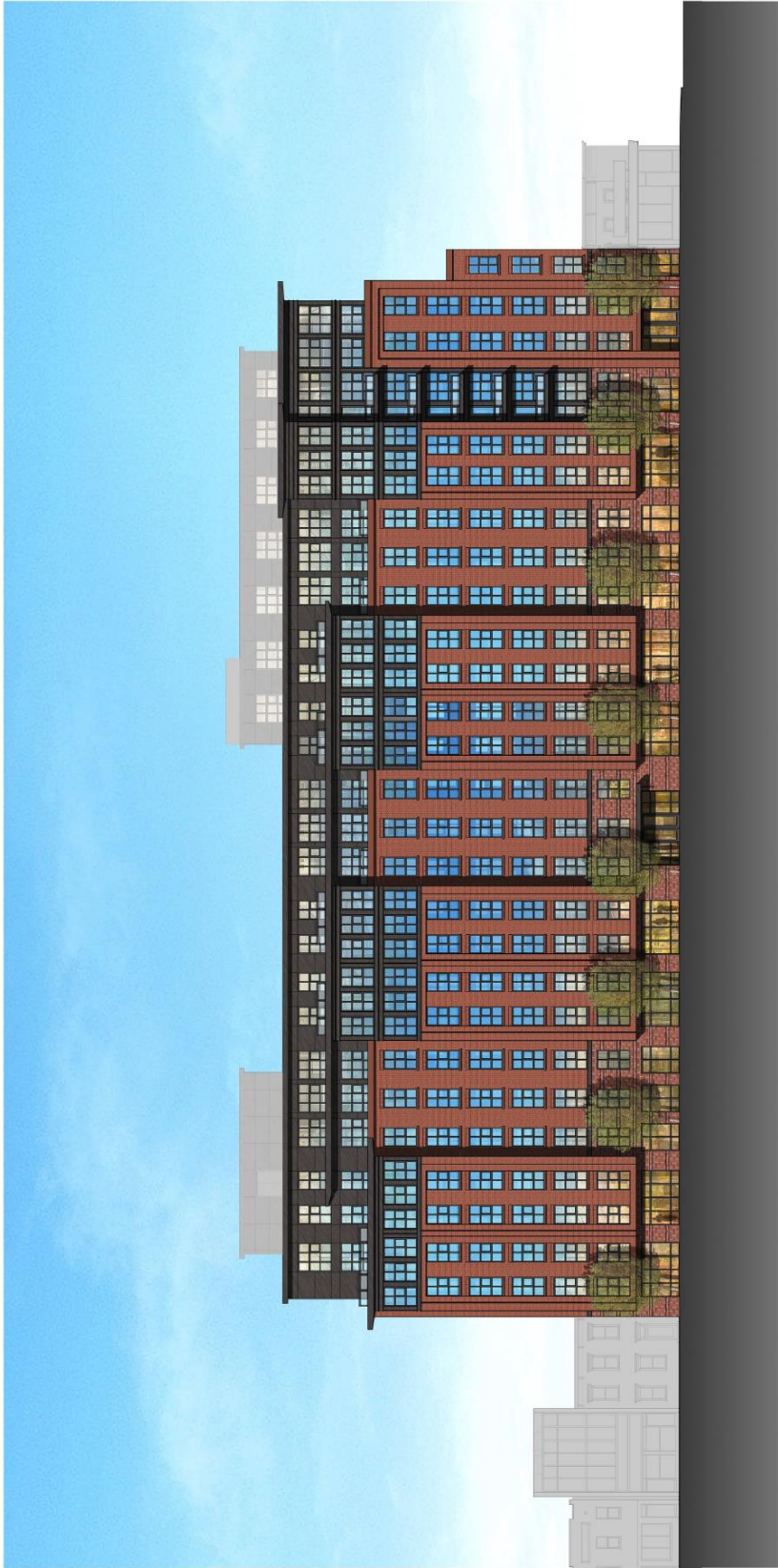
March 15, 2016



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Committee Reports Economic Development and Zoning Committee



North Elevation - Benning Road, NE

Benning Road, NE

1625 Benning Road, NE
Washington, D.C. 20002
Sq: 4510 Lot: 153,156 Zone: C-2-A

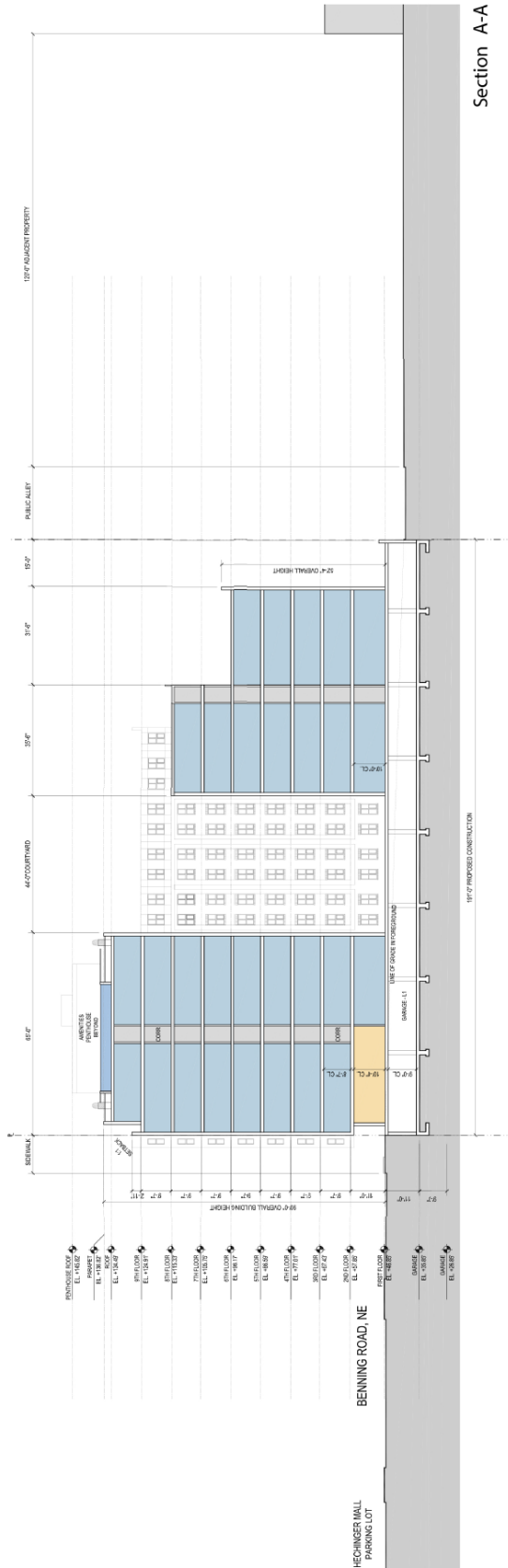
March 15, 2016

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Committee Reports Economic Development and Zoning Committee



March 15, 2016

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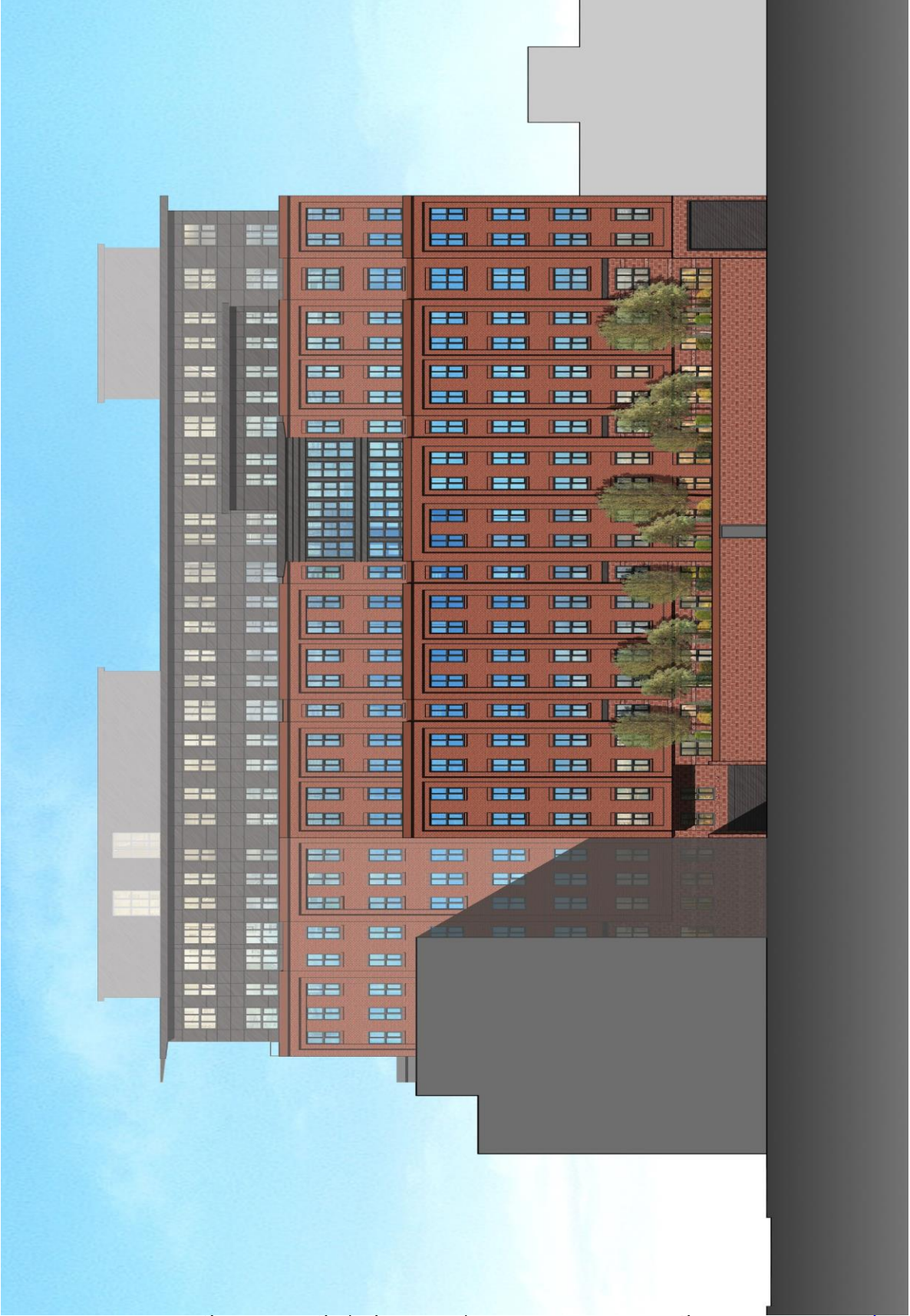


Benning Road, NE

1625 Benning Road, NE
Washington D.C. 20002
Sq: 4510 Lot: 153,156 Zone: C-2-A



Committee Reports Economic Development and Zoning Committee





Committee Reports Economic Development and Zoning Committee



April XX, 2016

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 19250 (920-922 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on April 14, 2016,¹ our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for special exceptions by 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at 920-922 H Street NE (Square 933, Lots 57 and 803).

The commission believes that the location and size of the proposed development create an extreme burden to meet the off-street parking size and space requirement. The special exception for lot occupancy is warranted since the lot occupancy will be decreased with the development from its current state. The Commission believes the development will not unduly diminish neighboring properties or result in additional parking in the neighborhood, and supports granting the requested special exception with the following restrictions: continuation of exterior façade materials along the side of the building, residential parking restrictions, the developer provide a transit subsidy to building residents, and seek alternative parking options for residents.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



New Business



April xx, 2016

Tommy Wells, Director
Department of Energy and the Environment
1200 First Street NE
Washington, DC 20002

Re: Study of pollutants at and around the Benning Road Pepco Plant

At a regularly scheduled and properly noticed meeting on April 14, 2016,¹ our Commission voted X-X (with 5 Commissioners required for a quorum) to submit the following comments regarding the Remedial Investigation/Feasibility Study preliminary draft:

1. Since the current RI/FS is provisional or preliminary, the DOEE should provide an additional public comment period when the new necessary studies and evaluation have been completed. Additionally, Pepco and DOEE should provide another public presentation that incorporates any new findings from the upcoming new Field Investigation.
2. A fuller explanation is needed of the movement of pollutants within and adjacent to the site from this time forward. What will 25, 50, 100 year floods do to pollutants currently under the river bed or under the new hard-surface top cover of the Plant site? Will flood damage to the ground cover (vegetation or rock/cement) carry covered and buried pollutants from the Pepco site into the River?
3. DOEE/Pepco should provide a brief explanation near the beginning of the RI/FS document about why the deposition of the substantial air pollutants from the Power Plant is not included in this study. This is probably the greatest neighborhood adverse-effect of the many years of uncontrolled pollution from coal burning. An explanation seems required for the community to understand why this is not being considered in this Remedial Investigation.
4. The EPA has cited and continues to fine Pepco for the amount of heavy metal pollutants transiting from the Benning Road site. Do the measured levels of metal pollutants found at Outfall 13 indicate that this is a sufficient catch basin for all of the metals moving offsite? The investigation has found heavy metals at no other location. Why is there no evidence of a downstream plume of heavy metal deposition from Outfall 13?

Thank you for this opportunity to comment on the preliminary draft. If you have any questions, I can be contacted at philanc6a@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

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