

**AGENDA**

ANC 6A Economic Development & Zoning Committee  
Wednesday November 16, 2011, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St, NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Status Reports**

1. Resolution of previously heard BZA/HPRB cases (2 min)
2. Vacant Properties (Dan Golden/Phil Toomajian) (3 min)
3. Zoning Regulations Rewrite (Drew Ronneberg) (2 min)
4. H Street Business Liaison Report (Charmaine Josiah) (3 min)

7:20 **Old Business - None**

7:20 **New Business**

1. 1113-1117 H St NE. The developer will be presenting updated plans for this building. (45 minutes)
2. Discussion of 2012 Goals and Committee Responsibilities (30 minutes)

8:35 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

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East Elevation



North Elevation



South Elevation



West Elevation

## 1113-1117 H Street NE Design – Consolidated Comments

- 1) Building Context -- The Eastern part of the Northern facade seems to fit into the architectural context of H street -- namely the Art Deco elements of the Atlas theater. We strongly encourage the project to look to other buildings on H Street to help shape the Western Part of the Northern facade.
- 2) Emphasizing Verticality. The square windows of the Western portion of the Northern facade do not emphasize verticality. We strongly encourage the design have a consistent fenestration pattern for two rows of windows on the Western part of the Northern facade. In addition, the gap between the cornice and the top window in the Western portion of the Northern facade make the top look heavy and horizontal.
- 3) Multiple facades -- The current rendering doesn't give the sense that there are two building facades, but it rather looks like a box element that was inserted into the Eastern part of the Northern facade. We strongly recommend that the Northern facade look like one building or two buildings.
- 4) Preserving symmetry -- We also strongly encourage you to maintain a sense of internal consistency and symmetry within the design. For example if the structure is designed to look like 2 buildings, then we encourage you to have a fenestration pattern that is internally consistent within each portion of the building. We strongly encourage the Western portion of the Northern facade to have an internally consistent fenestration pattern.
- 5) Creating a distinct top, middle and top to the facade – The Western portion of the Northern facade still does not clearly distinguish middle from top. We strongly recommend that you simplify the Western portion by removing the vertical element. We also encourage a rethinking of the "top" for the Western portion, because, without the vertical element, it is only a thin cornice whereas the Eastern portion is a whole floor. The corner element of the 1350 Maryland Ave project could be helpful here. In addition, because the floors are at the same level between the Western and Eastern portions it leads to a lot of extra space over the top window on the Western portion.
- 6) Materials -- The committee strongly suggest that brick be the predominant building material as it is typical of H Street structures. For the top of the Eastern portion of the Northern facade, the committee suggest pre-cast or metal as an alternative to efis. It is hard to judge the terracotta portion in the rendering. Will there be some variation in color between the blocks? Can a change in color at the top level signify the top/middle distinction?

It is also important to address the materials on the sides of the buildings as it will be much taller than surrounding buildings and will be easily seen. Materials from the front should continue around the sides as much as possible without the current break in materials between the front facade and the side facades.

- 7) Ground level facade -- Addressed
- 8) Entrances -- Addressed
- 9) The side balconies on the Western facade: Addressed

## ANC 6A Economic Development & Zoning Committee Proposed 2012 Goals

1. Provide a regular public forum for Commissioners and residents to obtain information and discuss land use issues in the ANC 6A area or that affect the ANC 6A area.
2. Review and report to the ANC on all significant activities by the Board of Zoning Adjustment, Zoning Commission, Historic Preservation Review Board, Office of Planning, National Capital Planning Commission, and other agencies that affect land use in the ANC 6A area.
3. Make timely recommendations to the ANC that permit informed participation in city decisions on zoning, historic preservation, economic development, and other topics related to land use in the ANC 6A area.
4. Monitor public and private development activities on H Street NE for consistency with the Strategic Development Plan and Neighborhood Commercial Overlay.
5. As needed, schedule speakers from city or federal agencies who can address the interests or concerns of residents related to land use in the ANC 6A area.
6. Major topical focus areas in 2012 will be:
  - a) Developing stronger relationships with the H Street business community.
  - b) Working with the owners of the Autozone site and 1113-1117 H St NE to insure that any potential redevelopment is consistent with the H Street Overlay and Commission Guidance.
  - c) Making sure DCRA applies the provisions of the H Street NE NC Overlay district to all properties on H Street.
  - d) Working with DCRA's vacant property division to insure that all properties in the ANC are correctly designated as occupied, vacant or blighted.
  - e) Investigating the creation/expansion of a Historic District in the residential areas south of H St NE.
  - f) Investigating the creation/expansion of a commercial Historic District for the commercial properties on H St NE.
  - g) Participating in the process of rewriting the DC Zoning Code.