

**Report of the Economic Development and Zoning Committee (EDZ) of ANC 6A
640 10th Street NE, Sherwood Recreation Center, Second (2nd) Floor
March 15, 2017**

Present:

Members: Missy Boyette,

Commissioners: Mike Soderman, Stephanie Zimny, Sondra Phillips-Gilbert, Calvin Ward
Stephanie Zimny chaired the meeting.

Community Comment

None.

Status Reports

None.

Old Business

Kingman Park Historic District

Commissioner Calvin Ward for the single member district (SMD) ANC 6A08 was in attendance. Representatives from the Friends of Kingman Park Civic Association were not at the meeting. Mr. Ward explained that the affected area is two blocks of Kingman Park. He stated that he has been in touch with Friends of Kingman Park Civic Association members, but that they did not get feedback from affected citizens and therefore would not want to include the two blocks located in ANC6A in the historic district. Commissioner Stephanie Zimny stated that Brad Greenfield, Chair of EDZ, suggested sending a letter.

Ms. Zimny moved that ANC6A send a letter to the Friends of Kingman Park Civic Association stating that these two blocks do not want to be included, and that if these two blocks are included in the proposed historic district, the ANC will object. The motion was seconded and approved 5:0

1603-1625 Benning Road (Case Number 16-22)

Meredith Moldenhauer (Griffin, Murphy, Moldenhauer & Wiggins), Will Lansing (Valor Development), Phillippe (Valor), Jeff Goins (PGN Architects) and Marcel (PGN Architects) presented the project.

Ms. Moldenhauer stated that the applicant is requesting that ANC6A support the public unit development (PUD) and map amendment change. She described that the project site was part of a small area recommended for medium density in the 2008 Comprehensive Plan, and that they are requesting that this issue be addressed in the Comprehensive Plan update that is currently under development by the Office of Planning. She explained that the project has been modified to address community comments and revisions.

Jeff Goins presented the design updates. He explained that the building has been reduced to 257 units from the previously proposed 306 units, and from nine (9) stories down to seven (7) stories. There have been questions on how this would affect the community garden on the alley. Mr. Goins stated that this is still being considered. There will be three (3) retail bays at the ground level, with parking and loading off the rear yard access. The height of the project tiers range from fifty feet (50') to seventy feet (70'), with the taller portion on Benning Road NE. There will be eight (8) residential units in the building on Sixteenth (16th) Street, which is in the mixed-use (MU) zone. Mr. Goins explained that the rendering shows a

penthouse on the roof, but the building may be constructed as a stick-built structure, in which case the penthouse would be eliminated. He stated that the rear wall of the proposed building is approximately 150 feet from the back walls of the houses along Gales Street. Mr. Goins presented 3-D rendering views of the project, comparing the previous nine (9) story scheme to the current seven (7) story scheme. He also explained that the project will provide 108 parking spaces, which is the same number that was previously proposed.

Commissioner Mike Soderman inquired as to whether these are apartments or condos. Mr. Lansing explained that these are apartment units, and that they will exceed the inclusionary zoning (IZ) requirements, with 26 units, or ten percent (10%) of the total, being IZ, and of these, sixty percent (60%) will be two (2) bedroom units and forty percent (40%) will be one (1)-bedroom units. Commissioner Soderman asked whether the IZ units would be identical to the non-IZ units, and Mr. Lansing responded that they will be identical. Ms. Zimny inquired as to the percentages of average income represented. Mrs. Moldenhauer replied that half will be at 80% and half will be at 50%, as originally proposed. Commissioner Sondra Phillips-Gilbert stated that she wants to be sure that the people who live in this community can stay.

Mr. Goins explained that the ground level of the building will be designed to activate the street, with smooth, larger-scale stone at the base, alternating with pre-cast concrete bands. The bay lifts up to the second (2nd) floor, and a large horizontal band marks the division between retail and residential. The materials will wrap all the way around the entire building. He stated that the windows at the rear may not have the same precast sill detail as the windows at the front.

Mr. Lansing explained that the building will seek LEED Gold certification, and that the team will discuss the amenities package at a later ANC6A presentation. Mr. Goins stated that the team has taken note of suggestions such as security cameras, construction safety and amenities that have been noted in community meetings.

Ms. Zimny asked that the applicant explain the 2008 Small Area Plan (SAP). Ms. Moldenhauer stated that the change proposed by the 2008 SAP never happened on the future land use plan, and that they are asking for it to be included in the updated Comprehensive Plan. She added that the SAP is called "Benning Road"-something, but sometimes it is referred to as Small Area. The Applicant is asking that ANC6A incorporate the recommendation for this site that was in the SAP into the Comprehensive Plan.

Ms. Phillips-Gilbert asked when the community would have the opportunity to share support and concerns about the project. Ms. Moldenhauer responded that the applicant will come back to the ANC once they have a hearing date to discuss affordable housing, etc. Mr. Soderman inquired how the proposed development would be affected if the recommendation does not go through. Ms. Moldenhauer stated that it would create challenges, since there would be inconsistencies between future land use map and SAP, such as a density discrepancy. Ms. Moldenhauer stated that they met with the Office of Planning (OP), and that OP was supportive.

Ms. Phillips-Gilbert asked if supporting the request would allow the applicant to build a nine (9)-story building. Mrs. Moldenhauer responded that this would not be the case. The request is just for this site and does not set a precedent for future development on other sites. Ms. Phillips-Gilbert stated that one of her constituents thought the building was going to be five (5) stories tall.

Community member Mr. Crockett stated that the presentation did not show the adjacent building on Benning Road NE, and that there have been no allowances made for 1627 Benning Road NE. He stated that he will have problems with his heating system and with carbon monoxide from the fireplace, and he is concerned about the proposed development cutting off natural light to his property. He stated that he is hoping to work something out with the developer, as they will be meeting next week. Mr. Goins stated that a shadow study shows small impact on the rear yards of Gales Street and that the building is meant to have its density focused along Benning Road. Mr. Lansing stated that he is addressing issues with Mr. Crockett.

Ms. Phillips-Gilbert asked for additional clarification and information regarding inconsistencies. Mrs. Moldenhauer stated that the discrepancy is moderate versus medium density, and that OP wants medium density on this site. She explained that SAPs are incorporated into the Comprehensive Plan, which is only updated every six (6) years.

Committee member Missy Boyette asked whether the proposed development site is all one property. Mrs. Moldenhauer replied that the site on Benning Road is two properties, plus the MU-zoned property along Sixteenth (16th) Street and the residential flat zone (RF-1) lot in the alley.

Ms. Phillips-Gilbert explained that some neighbors are concerned about parking and that she is concerned about saving green space. Ms. Zimny noted that this will be an ongoing discussion and that Mr. Greenfield had noted light and privacy for Gales Street as issues. Mr. Goins will do line-of-site diagrams. Ms. Moldenhauer stated that, under current MU-4 zone regulations, the building can be five (5) stories by-right. Mr. Soderman inquired whether the owners of the houses adjacent on Sixteenth (16th) Street have been contacted, and whether they are okay with light and air impacts. Phillippe stated that he and Mr. Lansing have tried to talk to the owners but have received no response. Ms. Moldenhauer explained that everyone within 200 feet has received notice 45 days in advance of filing the PUD, and the Applicant can send another letter via certified mail to the homeowners.

Ms. Zimny asked about issues of construction safety. Mr. Goins stated that the pile driving is allowed by a permit process that requires monitoring, and that they may not pile-drive, as they are only going down one (1) floor. Mr. Lansing added that they will discuss this between contractor and neighbors as the project nears construction. Ms. Phillips-Gilbert inquired about the large sewer that runs near the property. Mr. Goins responded that the line will be replaced if it is too old.

Ms. Phillips-Gilbert inquired as to whether the project will be keeping twenty-five (25) affordable units. Mr. Soderman noted that, as mentioned previously, they are providing twenty (26) affordable units. Phillippe clarified that the requirement is to provide eight percent (8%) and that they are providing ten percent (10%). Mr. Soderman stressed the importance of making sure that affordable units include one and two bedrooms, and that all types of affordability are represented. Mr. Lansing stated that DC is really cracking down on making sure that affordable units are being addressed.

Ms. Zimny made a motion that the ANC6A send a letter of support to the Office of Planning for medium density designation of 1603-1625 Benning Road in the Benning Road Corridor Redevelopment Framework Plan to be incorporated into the 2008 Comprehensive Plan

update. The motion was seconded and approved 5:0.

Ms. Zimny made a motion that ANC6A send a letter of conditional support to the Office of Zoning for a land use designation change from the existing C-3-A to C-2-B and a map amendment change to develop the property at 1603-1625 Benning Road (Case Number 16-22), requiring the developers and architects to continue to update the ANC and work on the pending community benefits package. The motion was seconded and approved 5:0.

New Business

None.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, April 19, 2017
7:00 -9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**