

**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
May 20, 2015**

The meeting convened at 7:00 pm.

Present

Members: Laura Gentile, Dan Golden (Co-Chair), Andrew Hysell (Co-Chair)

Commissioners: Stephanie Zimny

Community Comment

There were no community comments at the beginning of the meeting.

Status Reports

1. Resolution of previously heard BZA/HPRB cases (Dan Golden)

New Business

1. 242 10th Street, NE (HP-XX). Michael Blake, architect and homeowner, presented his proposal to the committee. Applicant seeks Historic Preservation Review Board (HPRB) approval for design of two (2) story addition to existing two (2) story, single-family dwelling in the Capitol Hill Historic District. Mr. Blake is adding a two (2) story addition that is not visible from the street. The proposed design has changed somewhat from what was presented at the previous EDZ Committee meeting, when the applicant sought support for zoning relief requested from BZA. Specifically, the design now features a slightly inverted roof slope to allow for additional ceiling height. The roof will have an internal gutter system to allow for drainage. Neighbors living adjacent to the building and across the alley have seen the drawings of the proposed design and have offered their support. Mr. Blake has shared the drawings with the Historic Preservation Office, which may decide to simply review the project at the staff level.

Dan Golden made a motion that the committee recommend that the ANC send a letter to the Historic Preservation Review Board in support of the project design. The motion passed unanimously.

2. 1300 H Street, NE (BZA 19026): The District's chosen developer, Fundrise, is now partnering with Insight (the developer at the Apollo project at the site of the former Murry's Grocery to the west on H Street, NE) for the proposed development of the former site of the R.L. Christian Library. Representatives from both Fundrise and Insight presented to the Committee. Fundrise/Insight seek a variance from the off-street parking requirements under § 2101.1, and special exceptions from the roof structures requirements under §§ 411.5 and 770.6, the HS-A Overlay requirements under § 1320.4(f), and the HS Overlay Design and Special Exception requirements under §§ 1324.10 and 1325.1, to construct a new four (4) story, mixed-use building with ground floor retail containing thirty-six (36) residential dwelling units in the HS-A/C-2-A District. The relief sought will permit the applicants to furnish only eight (8) parking spots on-site, to have two (2) penthouses of unequal height atop the structure, and to have egress only for residents onto H Street.

The proposed project will be heard by the Bureau of Zoning Adjustment (BZA) on July 7, 2015. At least one comment was made regarding concerns about the increase in density resulting from more cars being parked on the street. The developers are proposing to include eight (8) parking spots for the thirty-six (36) units, while the law requires that they provide fifty (50) spaces. To address the parking concerns, the developers indicated that they would ensure that residents of the building would not be able to obtain Residential Parking Permits (RPPs). The developers mentioned that buildings with an address on the 1300 block of H Street, NE are already precluded from obtaining RPPs by the District Department of Transportation (DDOT) system. The developers also mentioned that they would make sure the address of the building would remain as H Street, which they would do by locating the fire control room on the H Street side of the building. The location of the fire control room typically dictates a building's address.

Insight has agreed to provide twenty-seven (27) spaces for bicycle parking, and are working with DDOT on other transportation measures as well.

With respect to the appearance of the building, the developers indicate that initial plan was to develop a building that looked more like a warehouse with large windows and a loft like appearance. However, in response to community comments, the developers change the design of the building to look more modern.

The building will include apartments for rental (no condos) and retail. For the retail aspect to the building, the developers are proposing to bring in one business that would operate 24 hours/seven days a week. The intent is that this business would be able provide a variety of options for the community, similar to recently-opened Maketto on H Street NE which offers a combination of retail, coffee, cocktails at night, and lunch.

In response to a question from Commissioner Stephanie Zimny about whether there would be additional Bikeshare racks, the developers said that they were moving one of the Bikeshare racks already on a street over so it would be closer to their building. The developers are also planning to pay the Bikeshare fees for its residents. The eight (8) parking spaces will be available for rent on a first-come, first-serve basis. There will also be a communal rooftop terrace with some portion of the roof dedicated to low growth vegetation.

In response to concerns from the community about how to enforce the parking permit prohibition, the developers agreed that, as an added measure, they will add language in leases and, in the event units are sold in the future, in contracts for sale precluding residents from obtaining RPPs.

Co-Chair Dan Golden made a two-part motion as follows: First, for the special exceptions, Golden made a motion to recommend that the ANC write a letter to the BZA in support of the request for these special exceptions; and second, with respect to the variance from the off-street parking requirements, Mr. Golden made a motion to recommend that the ANC support the variance request under the following two conditions: 1) a covenant be recorded that requires that all leases and contracts for sale of the building units specifically prohibit tenants from obtaining RPPs; and 2) at all times, the developers treat their address as being on H Street. A third condition was added on a motion to amend by Commissioner

Zimny: to require as a condition of support that the applicant further investigate options for sponsoring or subsidizing expanded nearby Bikeshare options. The amended motion passed unanimously.

3. 702 15th Street, NE (BZA 19021): The Applicant, Amazing Love, is a new start-up that has obtained a permit to operate as a behavioral health clinic to provide therapy to community members. The Applicant seeks a special exception from the off-street parking space reduction requirements under § 2108, to allow a medical office in the HS-A/C-2-A District.

The operation has thirteen (13) parking spaces, while, according to the applicant, the law requires twenty (21) for a medical office. (Co-chair Golden stated that it appears that the law may require as many as forty-two 42 parking spaces, based on his reading of the zoning regulations.) The Applicant expects to have eleven (11) employees and to operate from 9:00 am - 5:30 pm Monday through Friday. The Applicant said most patients will not drive to the center and, to encourage the use of public transportation, they will provide patients with bus passes. Many community members commented during the meeting, raising concerns about the increase in parking in an already high density neighborhood, about the lack of clarity on how much traffic could result from the operation, and from the fact that they had reached out by phone and email to contact the Applicant and had received no response. They also raised concerns that Amazing Love is not yet operating at full capacity and, as such, the Applicant did not have a good sense of the potential impact to local parking when the facilities operating at full capacity.

Co-Chair Dan Golden asked the Applicant to return to the Committee next month to present more clear data on the expected impact of their operation on parking in the neighborhood. The Applicant agreed to postpone its BZA hearing and to present at the EDZ's June 2015 Committee meeting.

The meeting adjourned at 9:00 pm.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, Jun 17, 2015
7:00 - 9:00 pm
640 Tenth (10th) Street NE
Sherwood Recreation Center, Second (2nd) Floor**