

**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  
July 20, 2016**

The meeting convened at 7:00 pm.

**Present**

Members: Brad Greenfield (Chair), Michael Hoenig, Matt Turkstra; Missy Boyette

Commissioners: Mike Soderman

Chairman Greenfield chaired the meeting.

**Community Comment**

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

**Update**

Chairman Greenfield provided an update on items from the previous month's meeting.

**Old Business**

**1701 H Street, NE** (Case Number 15-31): The PUD seeks a land use designation change from the existing C-2-A to C-2-B in order to develop the property at 1701 H Street NE. The developer had already appeared twice before the ED&Z, with no substantive changes from the last meeting.

The Developer was present to give an update on the project. The property is currently unimproved and the Applicant proposes to construct a mixed-use building with approximately 14,342 square feet of ground-floor retail uses and 180 residential units on nine floors above. The applicant will also use the PUD process to obtain relief from other requirements of the Zoning Regulations, including the parking, loading and roof structure requirements. The Developer informed the Committee that it will be contributing four (4) feet of private property to the public space and will be improving the existing alley and sidewalks. In addition, the Developer will provide a public space that can be used for meetings of ANC 5C, and other public events by appointment. The building will be LEED Gold certified. It will have security features on all sides. The units will be rentals, not condos.

The Committee inquired as to whether the Developer has spoken to residents of adjoining apartment building. The developer asserted that it had and had received no objection to the project. No light from security lights will affect surrounding buildings.

There were no further questions from the Committee or the Community.

Mr. Greenfield made a motion was made to support the PUD for a land use designation change from the existing C-2-A to C-2-B in order to develop the property at 1701 H Street NE. The motion was seconded by Mr. Hoening and passed 5-0.

### New Business

**1336 H Street, NE (19344):** The Applicant is requesting lot occupancy relief for the residential levels, as well as court width relief for the residential levels. The Applicant is also requesting rear yard relief in order to provide for an external stairway that will extend into the otherwise open rear yard. This request for special exception relief from these development standards is provided pursuant to Subtitle H § 1200.1 of the 2016 Zoning Regulations.

Chairman Greenfield made clear that the presentation by the Developer is informational only and no vote would occur at this meeting. The proposed development will have 2,000 square feet of retail space and five (5) residential units. The developer stated that the project will maintain the existing façade.

Chairman Greenfield informed the Developer that the building's façade collapsed four years ago and that because of this, it is unlikely the project would qualify for the FAR bonus offered to projects preserving a building facade. The Developer has not discussed the façade preservation bonus with the Zoning Commission, but Chairman Greenfield expressed his concern that preserving a four (4) year old façade is not in keeping with the intent of the bonus and would set a bad precedent essentially opening the door to nearly any project qualifying for the bonus. The other members of the committee voiced similar concerns.

The Developer asked if the ANC would rather see the existing elevation come down. Chairman Greenfield responded that, speaking on his own behalf, yes. The precedent that would be set by granting the bonus in this case would be far more damaging.

The Developer was asked about garbage storage and informed the Committee that storage will be on the roof and a cleaning service will carry bags down to be collected in the alley. Committee members raised concerns about this plan, noting that residents are more likely to dispose of their trash on the street rather than walk it up to the roof. The Committee suggested that the developer reconsider the plan.

The roof deck was discussed and Committee members asked if the deck will be visible from the street. The developer informed the Committee that it will, but will not be imposing. The Committee also requested that there be no amplified music on the roof deck and rules be posted about hours of use with terms similar to those used in settlement agreements with bars and restaurants with roof decks.

General design options were discussed and the Committee members offered suggestions as to which designs are preferable.

**313 11th Street, NE (HPA 16-470):** Concept/construction of two (2) story carriage with roof deck. Applicant is seeking support for Historic Preservation Review Board (HPRB) review.

The project architect described the project as construction of a two story carriage house with second floor living space and a green roof deck. Questions were asked about the design and materials, which the architect clarified. The Committee asked if any neighbors had been consulted. Both adjoining neighbors have expressed support and the owner will obtain letters. Chairman Greenfield mentioned that the HPRB had previously rejected roof decks on garages in historic areas, viewing that as a divergence from the historical usage of allies, but that the ANC had not agreed with this assessment.

The Committee asked if any zoning relief will be needed and was informed that lot coverage relief will be needed as this will increase the coverage to approximately 67%. The owner informed the Committee that they would come back at a later time for the Board of Zoning Authority (BZA) relief.

Mr. Greenfield made a motion to support the concept/construction of two (2) story carriage with roof deck at 313 11th Street, NE pending receipt of letters of support, Commissioner Soderman seconded, and the motion passed 5 0.

Meeting was adjourned at 8:30 pm