

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
August 18, 2010**

Present: Members: Dan Golden, Sharee Lawler, Arkan Haile, Charmaine Josiah, Jedediah Bodger,
Drew Ronneberg

Drew Ronneberg chaired the meeting.

Community Comments

None.

Status Reports

H Street Connection Redevelopment: Drew Ronneberg reported that the Zoning Commission plans to decide the case at its September 27th public meeting. The applicant will file supplementary materials by Friday Sept 3rd and the ANC will file its response by Friday Sept 10th.

Vacant Properties: Phil Toomajian submitted the following update: Many vacant properties on H St. are included in the tax auction of properties that are delinquent on their property taxes.

ZC #10-19 – Map Amendment to Rezone Portions of Squares 1027, 1049, 1050 and 4509

In response to the ANC 6A request to rezone these Squares (see Letter to Office of Planning, <http://anc6a.org/HStNEZoningUpdRqst.pdf>), OP had proposed a less aggressive rezoning to extend the boundaries of the H Street Overlay to include these Squares. This proposal was included in the agenda package available at <http://anc6a.org/agendas/EDZA0810.pdf>. Commissioner Ronneberg said that including these commercial lots in the Overlay would make them subject to the design requirements and design guidelines and prohibit uses like gas stations and drive-through restaurants. He said that ANC 6A had also asked for properties north of H Street and properties in the alley of Square 1027 to also be included within the Overlay, but they weren't included in the OP's proposed amendments.

There was some discussion about whether the ED&Z should recommend that these properties be included in this rezoning action or it whether it should take up the issue at a later time. Commissioner Ronneberg said that he thought it would be more difficult to raise this issue in the future and thought that if the committee felt that these areas should be included, this case would be the most appropriate vehicle.

Recommendation: The committee unanimously recommends that the ANC support OP's rezoning proposal for case 10-19 and that it should also ask the Zoning Commission to extend the H Street Overlay to commercially zoned lots in Square 1026 (Florida and 14th St NE) as well as alley-facing lots in Square 1027 (Linden Pl).

Nomination of the Atlas Theater for the National Register of Historic Places

HPRB will consider the nomination of the Atlas Theater for listing on the National register of Historic Places at its September 23rd meeting. Drew Ronneberg said that he spoke to Eric James of the Atlas

Performing Arts Center and that the organization was supportive of the nomination.

Recommendation: The committee unanimously recommends that the ANC support the nomination of the Atlas Theater for listing on the National Register of Historic Places.

MOU with 7-Eleven and the Rappaport Companies

Drew Ronneberg said that he met with William Washington of 7-Eleven and Bob Martz (future franchisee of the H Street store) on September 13th. He said that during the process of negotiation, the ANC dropped its requests to 1) limit store hours, limit the amount of floor space for prepared food, and install a physical barrier to limit the pedestrian traffic from 10th St in exchange for not selling minicigars, flavors cigars and chicken wings in the store. 7-Eleven agreed not to sell single cigars or other tobacco products, and agreed to sell boneless chicken wings when they were widely available (2-3 months). However, 7-Eleven insisted that they wanted to continue to sell boned chicken wings in the meantime. Commissioner Ronneberg said his constituents were very vocal that they did not want boned chicken wings to be sold for any period of time and that he would recommend that the ANC not sign a MOU with 7-Eleven that did not include a ban on the sale of boned chicken wings.

ED&Z committee members thought it was important to include a ban on boned chicken wings as a part of the agreement because of discarded chicken wing bones are especially problematic for littering and attracting vermin, such as squirrels and rats, and also causing neighborhood dogs to choke.

Recommendation: The committee unanimously recommends that the ANC appeal 7-Eleven's Certificate of Occupancy as a fast-food establishment if 7-Eleven does not sign a MOU that includes a ban on the sale of boned chicken wings by August 31st.

ZC #08-06: Comprehensive Zoning Rewrite Regarding Uses and Heights

The Zoning Commission is starting to adopt new regulations promulgated from the zoning rewrite process. The committee considered the proposed regulations regarding uses and heights and was in favor of the changes with the exception of Subsection 402.4. Subsection 402.4 establishes how the zero height measuring point should be measured. The committee also identified a few typos in the regulations that should be brought to the attention of the Zoning Commission.

Recommendation: The committee unanimously recommends that the ANC support the proposed height and use zoning regulations and recommend that the Zoning Commission strike language from the proposed regulations which allows building heights to be determined from arbitrary measuring points.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, September 15, 2010
7-9 PM
642 10th St NE
Sherwood Recreation Center, 2nd Floor**