

**Report of the Economic Development and Zoning Committee of ANC 6A
October 19, 2011**

Present: Members: Phil Toomajian, Dan Golden, Missy Boyette, Laura Gentile, Charmaine Josiah

Commissioners: Drew Ronneberg, David Holmes

Drew Ronneberg chaired the meeting.

Community Comment

There were no community comments.

Status Reports

Resolution of Previously Heard BZA/HPA Cases: Drew Ronneberg stated that the ANC approved the Committee's support of the BZA Application for an easement at 1309-1311 H St. NE at the ANC6A's September meeting. BZA case #18243, a special exception to construct a free-standing garage addition at 1231 F St. NE was approved by the BZA by a 5-0-0 vote. BZA case #18254 (1303 Linden Ct. NE), which was opposed by the ED&Z Committee, recently received support by CHRS. Drew Ronneberg added an update on 701 10th St., a project where the ED&Z Committee asked for the owner to submit a variance to remove the curb cut. The application has been resubmitted, and the case will come up in February 2012.

Vacant Properties: Phil Toomajian reported that new windows and doors have been installed at the house at 1000 C St. NE. The home is still available for purchase through DC tax sale.

Zoning Regulations Rewrite: None

H Street Business Liaison Report: Charmaine Josiah reported that Digital Capital Week, a week-long festival celebrating the arts, technology and community, is coming up next month. The H Street Parlour will serve as a community space for this event. From Nov. 5-6, 1629 L St. will be activated with fashion installations and performance art. From Nov. 6-11, at the corner of 5th & H, the space upstairs from the new bar will be open for a meet and greet, starting on Monday evening. Anyone interested in attending or promoting the event should check out the website as well as blogs such as H Street Great Street and Frozen Tropics.

Old Business

None.

New Business

BZA #18290 (1414 A St. NE): The owners are seeking a special exception to allow additions to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-4 District. The owners were present to discuss the project. The lot occupancy proposed is above 60% but below 70%. The owners stated that they have spoken to their neighbors and have received positive feedback; however, they do not yet have letters of support. The owners described the project as meeting the Standard of Proof in

that there is no substantial effect on light/air for the neighboring properties (no side windows, and the architect performed light/shadow studies).

No neighbors were present.

The Committee voted 6-0-0 to recommend that the ANC write a letter to the BZA supporting the grant of the variances. The vote will be presented to the full ANC during the November meeting. Drew Ronneberg did ask that the owners present letters of support from neighbors at that time or prior to the November meeting.

Recommendation: The ANC write a letter to the BZA supporting the variance relief requested by BZA #18290 (1414 A St NE).

1113-1117 H St. NE: Stan Wall, of Wall Development, and architect Ron Schneck, of Square 134 Architects, made a presentation to the Committee regarding updated plans for the proposed residential/retail building. The project was initially presented to the ED&Z Committee in September, and following this meeting, the ED&Z Committee submitted comments on the proposed design for the architect and developer's consideration and response.

The architect reviewed the responses. Regarding the building massing, the architect explained that the massing has not changed and that the building is matter of right. Regarding the building's context, Mr. Schneck stated that the building's design is intended to be unique. Regarding emphasis on verticality, Mr. Schneck responded that the slot windows on the front façade, as well as the residential windows on the east half of the front façade, provide a vertical reading. The east and west halves of the H St. façade are intended to be separate in order to mitigate the size and scale of the façade. The Committee had requested that the elevation's design preserve symmetry; Mr. Schneck stated that the composition is balanced but not symmetrical. Drew Ronneberg requested consistent window patterns within each half of the façade, and stated that the square windows on the western half of the H Street façade should be vertical. Additionally, the Committee had requested further consideration of the articulation of the top/middle/bottom of the façade. Mr. Schneck responded by stating that the materiality of the façade will consist of stone at the base, brick at the middle (east half), and a terracotta system at the middle (west half). The terra cotta system would be similar to the façade system that was used for the new DCRA office building in SW DC. The Committee still felt that the top of the building was not yet successfully articulated, and that the top portion of the west half of the H St. façade has a tall, blank appearance above the uppermost window, and that this causes the window to seem squat. Mr. Schneck stated that there is a building at 14th & C Sts. NE with a similar treatment to that at the top of the western half of the H St. façade of the proposed building. The architect did enhance the reading of the 14' tall retail ground floor by providing a signage band above the retail storefront. The architect also reduced the hierarchical importance of the residential entry on the H St. façade by pulling the entry canopy down (and Mr. Schneck believes it should come down further).

The architect described some of the additional material considerations for the building that are shown in the revised rendering. The side balconies did not change; however, the brick now extends to this area. A sunshade has been added above the door at the top balcony, on the west facade. The west elevation is anticipated to be EIFS or stucco, with color bands similar in color/tone to the brick. It is intended that the brick will run along the west

elevation as it wraps this corner for one bay's width. Mr. Schneck also stated that the material at the top of the eastern half of the H St. façade is intended to be EIFS. Missy Boyette requested that the architect not use EIFS on the H St. façade.

The developer stated that the architect is currently finishing the Design Development phase and will begin Construction Documentation next month. Ground-breaking is anticipated in June 2012. Drew Ronneberg stated that he had hoped that the architect would derive some inspiration from consistency as the building responds to its context. The developer responded by stating that the proposed building at 1350 Maryland Ave. and a new development on Bladensburg Rd. show a similar language. Drew Ronneberg suggested that the architect look at the buildings on the north side of the 1300 block of H St., next to the Evolve building.

The Committee inquired as to what would happen to the balconies at the west façade of the building if the property to the west were to be developed to a height similar to the subject property. The architect responded that the balconies would still function.

In response to next steps, the developer again stressed that the Construction Document phase is quickly approaching and explained that he will consider another round of comments, which the Committee will submit in writing, per Mr. Wall's request, within the week. Drew Ronneberg requested electronic copies of the revised renderings. Mr. Wall stated that there will be no major changes/adjustments made to the project at this point. He did agree that he will consider revising the materials on the façade (specifically, alternates for EIFS); he will look at making the H St. façade more symmetrical; and he will consider simplifying the palette of materials and colors so that the facades do not look "busy".

Additional Community Comment

Sherwood Rec Center clean-up/bulb planting will take place this Saturday at 10am.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, November 16, 2011
7-9 PM
640 10th St. NE
Sherwood Recreation Center, 2nd Floor**