

**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)  
October 15, 2014**

The meeting convened at 7:00 pm.

**Present:**

Members: Dan Golden (Chair), Missy Boyette, Stephanie Zimny, Charmaine Josiah, Justin Thornton, Laura Gentile, and Michael Hoenig

Commissioners: Omar Mahmud

Dan Golden chaired the meeting.

**Community Comment**

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

**Status Reports**

Update on cases discussed at the ANC's September 2014 meeting:

**1229 F Street NE** - The ANC voted unanimously to write a letter of support to the BZA regarding for the applicant's request for a special exception from the rear yard setback restrictions for a two-story garage addition.

**1419 F Street NE** - The ANC voted unanimously to write a letter of support to the BZA regarding the applicant's request for special exceptions from the lot occupancy and rear yard setback restrictions and for an addition to a non-conforming structure.

**1215 Wylie Street NE** - The ANC voted unanimously to write a letter to the Zoning Administrator requesting that the Administrator require that the developer obtain the appropriate approval prior to continuing construction, noting that construction is occurring on a lot that does not meet the minimum lot requirements for the R-4 district.

**1000 C Street NE** - The ANC voted unanimously to write a letter to the Department of Consumer and Regulatory Affairs (DCRA) relating recent observations regarding the condition of the property, and requesting that the property be inspected to evaluate whether it meets the criteria of a vacant or blighted property.

**New Business**

1. **Update from Gallaudet University.** Brief informational presentation by Chris Collins of Holland and Knight regarding Gallaudet's application for further processing related to the construction of a new replacement dormitory for the Model Secondary School for the Deaf at the north end of the campus. Gallaudet plans to build a new, three-story residence hall at the north side of campus. Gallaudet is not seeking any relief from the Committee. This project is the part of the university's 10-year campus plan, which was approved last year. The goal of the campus plan is to reduce the building footprint, and to design all elements around the deaf community.
2. **1802 D Street, NE (BZA 18867).** Applicant seeks a variance from the off-street parking requirements under subsection 2101.1 to allow Growth Spurts, a child development center ("Growth Spurts") in the C-1 District.

Growth Spurts will cater to children from 6 weeks to 12 years old and has a capacity of 17 children. Children must arrive at the facility by 9:00 am. Representatives said that 90% of the parents walk or bike their kids to the center, and that only 10% drive their children to the center. They did a study of their customers and learned that only two parents drive their children to the facility. Charmaine Josiah supported Growth Spurt's request for relief, indicating that she walks by the area daily and, based on her observations, does not expect to see an increase in density in this area.

Growth Spurts also has partnered with Apple Tree Institute, Friendship Academy, and Home Depot, the latter of which has agreed to build a playground for the Growth Spurts facility.

Prior to the meeting, Chairman Dan Golden had provided Growth Spurts with the list of conditions that the Committee had negotiated with another local facility, Toddlers on the Hill. Dan Golden read the list of conditions aloud during the meeting and the Committee discussed which would be applicable to Growth Spurts. The Committee and representatives for Growth Spurts agreed that the following conditions would apply to the facility:

- 1) No double-parking or idling;
- 2) Parking allowed only in legal spaces;
- 3) If Growth Spurts finds that eight or more people (employees and/or kids) end up arriving or departing by car, the facility will notify the ANC (upon which time, the ANC may reassess and provide additional conditions);
- 4) Parents must hold the hands of children when crossing the street; and
- 5) Cars may not block the alley.

The Committee voted unanimously to recommend that the ANC write a letter in support of the requested relief as long as the applicant abides by the conditions discussed at the meeting.

3. **1401 Florida Avenue, NE (BZA 18891).** Applicant seeks variances for variances from the height requirements under § 770, the FAR requirements under § 771, the lot occupancy requirements under § 772, the parking requirements under § 2101.1, and special exceptions from the roof structure setback requirements under §§ 411.11 and 770.6, and the HS Overlay special exception requirements under § 1320.4 to allow construction of a multifamily residential building with ground floor retail on a lot that has 6,000 square feet or more of land area in the HS-A/C-3-A District. The lot includes 1401 Florida Ave. NE, in addition to 1402, 1404, 1406 and 1410 H St. NE.

Representatives from Griffin, Murphy, Moldenhauer & Wiggins presented preliminary plans for a mixed use development that would be constructed on the lot at the intersections of Florida Avenue, H Street, and Bladensburg Road. The developers are proposing to construct a concrete, 6-story structure with retail, outdoor seating, and 34 residential units. The proposed development includes seven units per floor, with six units on the top floor. The proposal will include approximately 5,600 square feet and does not include any plans for basement or garage space.

Committee members expressed concerns to developers about issues that included trash, parking, and overall increase in density. With respect to trash, the developers said that they are working with the District Department of Transportation (DDOT) to figure out a plan for how trucks would be able to access

the building for pick-up, especially considering that there is no parking allowed on Florida Avenue. They said that they are hoping that DDOT will give them a 30-40 foot loading zone and also noted that they have no backup plan as of yet. On the issue of residential parking, the developers said that they also do not yet have a plan and would be looking into the issue.

Commissioner Omar Mahmud suggested that, considering that the proposal is a “no park” building, the developers try to incorporate bikes, car share, and other transportation alternatives. The developers said that they are trying to set up a space for 30+ bikes near the utility room.

Missy Boyette expressed concerns about the aesthetics of the structure itself, recommending that the developers better define the top, middle, and base. Missy recommended stronger lines at the base, and suggested that the square boxes were not consistent with the vertical elements of the building. Ms. Boyette also noted that, as this development would be part of the H Street Overlay, the developers should consider diversifying some of the uses to include art space, outdoor sculptures, etc.

The developers said that they are requesting a variance from the FAR and height due to financial hardship. Dan Golden acknowledged that the triangular-shaped lot is unusual, and that this could justify a variance from the lot occupancy requirements, but that it would be very difficult to justify the excessive density of the project. The Committee recommended that the developers reconsider some of the elements of their project in light of the discussion and the developers agreed to appear at the November 2014 EDZ Committee meeting for further discussion.

4. **1251 F Street, NE (BZA).** Applicant was unable to attend. This item will be moved to the November 2014 EDZ Committee meeting.
5. **H Street Corridor Signage Design Guidelines.** Committee voted unanimously to finalize the draft guidelines that will provide guidance for future cases when restrictions on signage are proposed as a condition for a grant of zoning relief.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, November 19, 2014, 7:00-9:00 pm  
640 10th Street NE  
Sherwood Recreation Center, Second (2<sup>nd</sup>) Floor**