

**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
Oct 17, 2018**

Present:

Members: Nick Alberti, Missy Boyette, Laura Gentile, Brad Greenfield, Ruth Ann Hudson and Jake Joyce

Commissioners: Michael Soderman (ANC 6A03)

Brad Greenfield chaired the meeting.

Community Comment

None.

Old Business

Resolution of previously heard BZA/HPRB cases

- 1) 121 Tennessee Avenue NE- HPRB approved the project
- 2) 824 13th Street NE - ANC followed our recommendation to approve the project
- 3) 16 10th Street NE - The Committee recommended that ANC 6A approve with the caveat that the project proponent make best effort to get letters of support. The ANC has tabled the discussion due to lack of letters of support.
- 4) 1661 Gales Street NE - Committee recommended approval. ANC will review the project once there is a BZA case number.

New Business

201 8th Street NE (HPRB): Request for support of historic approval for redevelopment of an existing medical office building with a surface parking lot into residential use, and on the surface parking lot, to build four condo units on two separate lots.

Bobby Akines from Ditto (the developer) and Elizabeth Emerson and Mark Lawrence from El Studio (the architect), presented the project. Ditto plans to convert the existing building to five (5) residential units, which they are allowed to do by right. They plan to build one (1) unit per floor (2,000 square feet per unit). They plan to provide three parking spots to comply with parking requirements.

The existing building was built in 1939 and converted to office space in the 1960s. There is a private parking lot located behind the proposed development and a six-foot (6 ft.) fence along the rear property line

The developer plans to add a new stairway. The front entrance is not ADA compliant. Ditto plans to move the entrance over to the side of the building facing Constitution Avenue. The plan is to create a trellis exterior entrance which will not be enclosed. The developer plans to make changes to the existing façade which include new windows (double-hung, as requested by HPRB and clean the masonry

For the new building, the plan is to build four (4) units, each of which will be approximately 1,000 square feet, on the existing surface parking lot next to the medical building (Lot 120). All units will enter and exit through a courtyard in the center which will have gated entry. Small roof decks would come out into the courtyard. The Committee asked how visible the roof decks would be and asked if the developers had done a shadow study; they have not.

The developer did not have a definitive plan for how to handle trash. They said that they could share trash with the existing building, or they could build a space for trash within the courtyard of the new building. They are currently in discussions with Waste Management, Inc.

The Committee raised many questions about the proposal, including the following:

- Concerns regarding the flow of people in and out of the building if the entrance were moved to Constitution Avenue because this may be a concern for individual homeowners located nearby;
- No definitive plan for how trash and recycling will be handled;
- Lack of elevation drawings to show the exterior treatment, articulation of the façade, and how the new building will fit into the neighborhood;
- Concerns about how the new development will fit into the neighborhood, considering that the nearby homes are narrower than the proposed design;
- Impacts to parking, considering that the development will result in at least 4-5 more cars on the street; and
- The requirements of the International Building Code (IBC) would need to be applied to the new building.

Following committee discussion, a member of community raised concerns about the impact of the development on parking in the neighborhood. The clinic had provided its own parking which results in minimal impact for the neighborhood. The developer said that they have plans to install bike parking and will need to get a public space permit from DDOT. Considering the parking concerns and the lack of specific information, the Committee suggested that the developer try to get a few more parking spaces from the private lot behind the building.

The Committee suggested that the developer postpone its original plans to submit the project to HPRB this month, and instead asked that they return to the Committee in November with a more fully developed proposal. The developer agreed to do so

Mr. Greenfield requested that the developer return to EDZ in November 2018 with the following information:

- Elevation drawings showing exterior treatment;
- Image to show planned design for the façade of the new building;
- Images of successful buildings with same design (archway tunnel opening to courtyard entry for new building);
- Plans for how they will minimize parking impacts in the neighborhood;
- Plans for handling trash and recycling, which should include definitive plan of where trash/recycling will be, how big the area will be, and how often trash/recycling will be picked up; and
- Letters of support from neighbors

As no other issues were raised for discussion, Mr. Greenfield adjourned the meeting.

Next Scheduled ED&Z Committee Meeting:
November 14, 2018
7:00 -9:00 pm
640 10th Street NE Sherwood Recreation Center, Second (2nd) Floor