

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING  
COMMITTEE OF ANC 6A  
February 20th, 2008**

Present: Commissioners: Nick Alberti, Raphael Marshall

Resident Members: Drew Ronneberg, Annie Swingen\*, Barbara Halleck, Jeff Fletcher

**\*\*Meeting was conducted without a quorum of voting members, because Ms. Swingen had to leave at 8:00 pm\*\***

Drew Ronneberg chaired the meeting.

**Community Comments**

None

**Status Reports**

**Vacant Properties.** No updates. Commissioner Alberti asked that we discuss discontinuing ANC's support of the joint ANC 6A/6C Vacant Properties Task Force, as the group appears to be inactive.

**Historic District Expansion/Creation.** Annie Swingen reported that the Rosedale Survey would be completed by March 1 and that HSMS has tentatively supported the historic survey of H Street properties.

**615 16<sup>th</sup> St NE.** Drew Ronneberg reported that the BZA granted the requested zoning relief (2 variances).

**Condo Conversion and Warranties.** No updates.

**H Street Connection Redevelopment.** Drew Ronneberg reported that the ANC asked the owner to develop conceptual plans for a structure that would step down to 4 stories at the street edge.

**Old Business**

None

**130 14<sup>th</sup> St NE**

Anne Adams of Pillsbury Winthrop Shaw Pittman LLP and James Jordan of RL Architects presented conceptual HPRB plans for an addition to the Brown AME church that would house office space, Sunday school classrooms and a vestibule at the entrance of the church. Mr. Ron Jones of Brown AME was also in attendance. The Church is seeking HPRB approval because the property is located within the Capitol Hill Historic District. Although Brown AME has been at the site for approximately 125 years, the current building was built in 1959 and is a non-contributing structure to the Historic District. The Church plans a one-story addition to the southern part of the property and an addition to the main entrance at the eastern end of the property. They plan to put the HVAC system in a depression on the roof that would not be visible from the street. In addition, the Church plans to consolidate two lots in

order to create an egress on the southwestern side of the new addition. Commissioner Alberti noted that the addition would eliminate several existing off-street parking spaces, which would increase parking pressures on the surrounding community.

In order for the proposed building to be constructed, it will also need to obtain public space permits, as well as a variance from lot occupancy requirements and possibly a variance from parking requirements.

The Church said that it wanted to build the addition because the existing structure only consists a sanctuary on top of a basement. Currently, all Sunday school classes meet in the sanctuary. The Church also feels that it needs additional office space. They emphasized that the addition was for ancillary uses and would not increase the size of the sanctuary or increase the peak impact on the surrounding neighborhood because the addition would not be used when services were being conducted. The eastern addition would serve as a vestibule and would not have seating.

The Church also said that it wanted to improve the building's wheelchair accessibility and better accommodate its aging population's access to the sanctuary. The existing structure doesn't meet current building codes for accessibility. The Church plans to build a wheelchair ramp on the southern part of the property that will be located on public space. The proposed stairs on the eastern addition would also be located on public space.

The addition uses materials and an architectural design that the Committee thought was compatible with the existing structure. The Committee commended the Church and its architect for designing a sensitive addition.

Most of the discussion centered on two issues: the use of public space for elements of the addition and whether the eastern addition was consistent with L'Enfant's plan for sightlines and vistas. Commissioner Alberti thought that steps of the current structure were on public space and that the eastern addition would further encroach onto public space. He also stated that even if the eastern addition were entirely on private land it would disrupt the existing vistas. Dr. Ronneberg thought that as long as the addition was on private land, the ANC should base its recommendation on the architectural elements of the design and whether the addition was compatible with the existing structure and the surrounding buildings. He also thought that the new structure should not encroach onto public space.

Because the Church did not have a platt map at the meeting, the Committee could not determine whether the proposed eastern addition would be on public space or private property. Church representatives said that a platt map would be provided to the full ANC before the March meeting. The Committee felt that it was unable to make a recommendation of support or opposition without the platt map and voted unanimously to ask Ms. Swingen to request a one month delay of the case in front of HPRB.

**Recommendation:** None.

### **TIF funding for H Street**

The City's RFP for dispensing \$25 million in H Street TIF money was included in the agenda package. In order to apply to the RFP, an "applicant's project must contain not less than 10,000 square feet of retail total and not less than 5,000 square feet should be set aside for an anchor retail use..." Almost all businesses within the boundaries of ANC 6A do not meet this requirement. Only large lots like the H

Street Connection and Autozone Sites appear eligible. The RFP also strongly encourages applicants to obtain maximum density through the Planned Unit Development process. While the RFP does encourage applicants to create “partnerships” with existing businesses, small business owners can only receive funding if they are part of a larger project anchored by a large landholder.

The Committee thought that small business owners should not be excluded from benefiting from a fund that was created with their tax receipts.

**Recommendation:** The Committee unanimously recommends that the Commission send a letter to Mayor Fenty, Tommy Wells, Vincent Gray and Kwame Brown and other city council members asking that the current H Street TIF RFP be withdrawn and that a new one be issued that allowed all H Street business owners to apply for TIF funding.

### **Rewrite of the Zoning Code**

Dr. Ronneberg said that the city had started a multi-year process to rewrite the City’s zoning regulations. There will be 20 working groups formed to develop recommendations related to height measurement, parking, residential districts, commercial districts, PUDs, design requirements, etc. He suggested that the ANC appoint individuals that would represent the ANC at the working groups.

The Committee thought that Dr. Ronneberg should send an email to the Commissioners and Committee chairs about the zoning code rewrite and solicit suggestions for representatives. The list of the recommendations would be offered to the Commission at the next full ANC meeting.

**Recommendation:** The Committee unanimously recommends Dr. Ronneberg solicit suggestions from the ANC Commissioners and Committee Chairs for representatives to the Zoning Code Working Groups and make these recommendations at the full ANC meeting.

### **1222 Maryland Ave NE**

This property was issued a building permit to convert an existing rowhouse into a 4 unit building. However, during the building’s demolition, only the façade was left standing, but it has since collapsed. The zoning regulations allow only 2 unit buildings (flats) as a matter-of-right for new construction. Since no structure currently exists on the site, the Committee feels that DCRA should revoke the building permits and require the owner to revise the plans to only allow a flat or single-family dwelling to be constructed at the site. It was also suggested that the ANC appeal the case to the BZA in case DCRA decided not revoke the permits.

**Recommendation:** The Committee unanimously recommends sending a letter to DCRA asking that the building permits for 1222 Maryland Ave NE be revoked and only be reissued for a 2-unit or single family dwelling structure. The Committee also unanimously recommends that the ANC appeal the current building permits to the BZA.

### **510 8th St NE**

This property is located in ANC 6C, but is across the street from Commissioner Joe Fengler’s SMD. The owner intends to make a rooftop addition, but because of previous disputes, the neighbors are distrustful of the developer. Tom Hamilton, the 6C commissioner, asked ANC 6A to appoint a person to represent the neighbors at negotiations with the property owner and act as the ANC 6A

representative at the HPRB hearing.

**Recommendation:** The Committee unanimously recommends the Joe Fengler appoint a ANC 6A representative to the 510 8th St. NE HPRB case.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, March 19, 2008  
7-9 PM  
640 10<sup>th</sup> Street, NE  
2<sup>nd</sup> Floor - Sherwood Recreation Center**