



# District of Columbia Government Advisory Neighborhood Commission 6A Agenda for December 11, 2014



2nd Thursdays at 7pm, Miner Elementary, 601 15th St., NE  
Public Meeting - All Are Welcome to Attend

- 7:00 pm      **Call to order**  
Call of the roll and announce the presence of a quorum  
Approve Previous Meeting's Minutes, Adopt Agenda
- 7:05 pm      **Community Comments** (2 minutes each)
- 7:15 pm      **Community Presentation**  
Pepco-Exelon Merger - Mr. Robert Robinson, Grid 2.0 Working Group
- 7:25 pm      **Officer Reports:**  
Chair  
Vice-Chair  
Secretary  
Treasurer  
1. Approve Treasurer's Report
- 7:35 pm      **Standing Committee Reports:**  
**Community Outreach (COC)**  
1. Approve November 2014 committee report and December 1, 2014 special meeting report.  
2. **Recommendation:** The COC recommends that ANC 6A approve the following changes to the administration of the ANC 6A Grants Program:  
a. Keep the current grant application cycle, with smaller grants considered monthly and larger grants considered twice a year.  
b. Publicizing grant opportunities: Commissioners will be asked to reach out to eligible organizations operating within their SMDs. A reference to the availability of grants will be added to the ANC's regular advertising.  
c. A cover sheet to the grant application with additional instructions would be helpful to potential applicants and will be developed if approved by the commission.  
d. Future grant applicants will be asked to provide a brief report, "statement of compliance", upon conclusion of the project.  
e. The ANC will continue to require a representative of the organization requesting a grant to attend both the ANC and the COC meetings. If the applicant fails to appear at two (2) consecutive ANC meetings, they will be expected to reapply.  
f. The ANC will require that grant applicants be locally-based organizations.  
3. **Recommendation:** The COC recommends that ANC 6A accept the best proposal (as evaluated by the Committee) submitted in response to the RFP for website conversion. The proposal selected for recommendation was submitted by Max Kukoy.  
4. Confirm the appointment of Dana Wyckoff as a member of the COC (nominated by Calvin Ward).  
5. Confirm the appointment of Raphael Marshall as a member of the COC (nominated by Sondra Phillips-Gilbert).



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6. Next meeting - 7:00 pm, December 15, 2014 (3rd Monday)

7:55 pm

### **Alcohol Beverage Licensing (ABL)**

1. Committee did not meet in November 2014.
2. Next meeting - 7:00 pm, December 16, 2014 (3<sup>rd</sup> Tuesday)

8:00 pm

### **Transportation and Public Space Committee (TPS)**

1. Approve November 2014 committee report.
2. **Recommendation:** ANC 6A send a letter of support for the Capitol Hill Classic Race pending receipt of information regarding engagement with churches on the course and race logistics.
3. Next meeting - 7:00 pm, December 15, 2014 (3<sup>rd</sup> Monday)

8:05 pm

### **Economic Development and Zoning (EDZ)**

1. Approve November 2014 committee report.
2. **Recommendation:** ANC write a letter to BZA regarding the requested zoning relief for 1401 H Street NE (BZA Case No. 18891): 1) in support of the requested variances from lot occupancy and on-site parking, provided that there be covenants recorded in the District land records for each unit stating that it is not eligible for RPP, that the by-laws for the homeowner's association provide for an enforcement mechanism should any homeowner obtain RPP, and that a separate covenant be recorded in the District land records providing that this by-law provision may not be amended or removed; 2) in support of the requested special exception necessary because of the size of the lot in the H Street overlay; and 3) in opposition to the requested variance from the floor-to-area ratio (FAR) requirements.
3. **Recommendation:** ANC write a letter of support to BZA regarding the requested relief from the on-site parking requirements for 1251 F Street NE (BZA Case No. 18893).
4. **Recommendation:** ANC continue to support its pending application before the Zoning Commission for the re-zoning of the northwest portion of Square 1070 (bounded by East Capitol Street, Fifteenth (15<sup>th</sup>) Street, A Street, and Sixteenth (16<sup>th</sup>) Street NE) from commercial to residential (R-4).
5. **Recommendation:** ANC write a letter to the Zoning Commission in connection with its upcoming hearing (ZC Case 14-11) to consider amendments to the Zoning Code: 1) in support of the proposal to reduce maximum building height in the R-4 district from 40' to 35', with 40' permitted by special exception; 2) in support of the proposal to amend the definition of "mezzanine" to state that a mezzanine shall be counted as a "story"; 3) in support of the proposal to reduce the permitted height of a roof structure from 18' to 10'; and 4) to no longer permit by right and to require a special exception for the conversion of an R-4 structure to an apartment house (provided there is at least 900 square feet of lot size for each unit in the apartment house).



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6. **Recommendation:** ANC take no action on the request for an extension of the variance from the lot size and lot width requirements previously granted for 257 Warren Street NE.
7. **Overview and Update of ZC 14-20** - The application for the rezoning of Square 1070. The ANC will take public input on the application.  
**Motion:** Designate Commissioner Calvin Ward, Commissioner Nick Alberti and Todd Sperry as the representatives of the ANC for this matter, as well as the ANC Chair and Vice-Chair.  
**Motion:** Write a letter to DCRA asking that they suspend, until the ZC rules, the processing of any permit applications for properties affected by the rezoning application, other than those for construction that complies with R-4 matter of right uses.
8. Next meeting - 7:00 pm, December 17, 2014 (3<sup>rd</sup> Wednesday)

- 8:30 pm **New Business**
- 8:35 pm **Single Member District reports (2 minutes each)**
- 8:55 pm **Community Comments Round II, time permitting (2 minutes each)**
- 9:00 pm **Adjourn**



# Advisory Neighborhood Commission 6A Meeting Minutes of November 13, 2014



## Advisory Neighborhood Commission (ANC) 6A Minutes Miner Elementary School November 13, 2014

**Present:** Commissioners Nick Alberti, Andrew Hysell, J. Omar Mahmud, Sondra Phillips-Gilbert, Calvin Ward, Chris Ward and Jay Williams.

**Absent:** Commissioner Gloria Nauden

The meeting was convened at 7:00 pm.

### 1. Minutes

The October 2014 minutes were accepted without objection.

### 2. Agenda

The agenda for the November 2014 was accepted without additions or changes, and with no objections.

### 3. Community Presentations

#### Demolition of the Benning Road Pepco Power Plant

Former ANC Commissioner David Holmes gave a brief review of the current major demolition of the Pepco power plant on Benning Road NE and the planned demolition of remaining buildings by implosion in mid-December 2014. The implosion, which will occur in the early morning to minimize traffic disruption, will be a one-time event followed by traditional demolition of the buildings that will be completed in late March 2015.

#### Anacostia River Sediment Project Update

Sharon Cooke and Richard Jackson of the DC Department of the Environment presented an update on the ongoing long-term project to sample the sediment levels and fish in the Anacostia River as the preliminary phase in identifying and then removing sediment and contaminants and clean the river. More information can be accessed at [richard.jackson2@dc.gov](mailto:richard.jackson2@dc.gov).

### 4. Officers Reports

#### Chair

Mr. Alberti reported that last April, the Commission had voted to request the rezoning of Square 1070. He has submitted an application for a proposed map amendment to the Zoning Commission (ZC). The Economic Development and Zoning Committee will be discussed the application and take public comments at the next Committee meeting. He pointed out that the Square is in Calvin Ward's Single Member District (SMD) and he would be working with him on the issue.

#### Vice Chair

Mr. Mahmud pointed out that the ANC had a lot of work to do, and that a lot of the slack being left by Mr. Alberti and Ms. Nelson will have to be picked up

#### Treasurer's Report

Mr. Alberti presented the Treasurer's Report at the request of Mr. Mahmud. He reported that the opening balance in the checking account was \$19,766.00 and the savings account balance was \$13,719.64. There was a Quarterly District allotment of \$4,584.40, a remainder of a second quarterly



## Advisory Neighborhood Commission 6A Meeting Minutes of November 13, 2014



allotment of \$378.36, and an interest deposit of \$0.23 to the savings account. There were disbursements of \$229.00 to FedEx Office for August 2014 expenses (Check #1667); \$180.00 to Roberta Weiner for transcription of the October 2014 minutes (Check #1671); \$200.00 to Irene Dworakowski for the October 2014 agenda package (Check #1672); \$14.25 to Jay Williams for ANC-approved transportation (Check #1673); and \$274.89 to FedEx Office for October expenses (Check #1674), leaving a balance of \$22,315.77 in the checking account, and \$13,719.67 in the savings account.

**Motion:** Mr. Alberti moved/Mr. Mahmud seconded a motion to accept the disbursements. The motion passed 6-1-0, with Mrs. Phillips-Gilbert in opposition.

**Motion:** Mr. Alberti moved/Mr. Williams seconded a motion to accept the Treasurer's Report as presented. The motion passed 6-1-0, with Mrs. Phillips-Gilbert in opposition.

### 5. Committee Reports

#### Community Outreach

The report of the committee was accepted without objection.

**Motion:** The Committee moved/Mr. Alberti seconded a motion that the ANC accept the Committee's recommendation to send thank you notes to organizations providing meeting space for ANC 6A. The motion passed unanimously, 7-0-0.

**Motion:** The Committee moved/Mr. Chris Ward seconded a motion that the full ANC approve the Committee's recommendation that it move [www.anc6a.com](http://www.anc6a.com) to a content management system and commit funds to do so. Mrs. Phillips-Gilbert suggested that the discussion be postponed until the new ANC was seated, but several Commissioners felt that the process should start now, that it would not be completed until the new Commission was sworn in, and that it was a time-consuming process that will required a great deal of work from Ms. Nelson who will be phasing out her involvement after January 1, 2015. Mr. Alberti said there was \$7,500.00 in the budget for website development/maintenance work. The motion passed 6-1-0, with Mrs. Phillips-Gilbert in opposition.

#### Alcoholic Beverage Licensing

The report of the Committee was accepted without objection.

There were a number of license renewals and license changes on which the Committee took no action and recommended that the Commission do the same: Class B renewals for 1101 Convenience Mart (1101 H Street NE; The Cupboard (1304 East Capitol Street NE); Economy Market (1804 D Street NE); and Me & My Super Market (1111 H Street NE). The Committee asked that the ANC not protest requested changes in entertainment hours and the addition of Sunday hours for RedRocks (1348 H Street NE).

**Motion:** The Committee moved/Mr. Williams seconded a motion that the ANC take no action on the addition of an entertainment endorsement to the license of Impala Cantina and Taqueria (1358 H Street NE) and the ANC send a letter of support to Alcoholic Beverage Regulation Administration (ABRA) in support of a stipulated endorsement. The motion passed 6-0-1, with Mrs. Phillips-Gilbert abstaining and Mr. Alberti recused.

**Motion:** The Committee moved/Mr. Hysell seconded a motion to protest the license application of Pizza Parts and Service (1320 H Street NE) unless there is a signed settlement agreement between the



## Advisory Neighborhood Commission 6A Meeting Minutes of November 13, 2014



two parties prior to the ABRA protest deadline, and authorize the Chair and Co-Chair of the ABL Committee to represent the ANC in this matter. The motion passed 5-0-1, with Mrs. Phillips-Gilbert abstaining and Mr. Alberti recused.

**Motion:** The Committee moved/Mr. Williams seconded a motion to consider and approve the nomination of Christopher Seagle as co-chair of the ABL Committee. The motion passed 6-0-1, with Mrs. Phillips-Gilbert abstaining.

### Transportation and Public Space

The report of the Committee was accepted without objection.

**Motion:** The Committee moved/Mr. Alberti seconded a motion that the ANC accept the Committee's recommendation to send a letter of support to the District Department of Transportation (DDOT) asking that they evaluate traffic and safety at the intersections of Fourteenth (14<sup>th</sup>) Street and Tennessee Avenue NE, Tennessee Avenue and F Street NE, Tennessee Avenue and E Street NE, and Tennessee Avenue and Fifteenth (15<sup>th</sup>) Street NE and that the ANC would support stop signs for those directions that do not already have them, and additional signage such as "Cross Traffic Does Not Stop." The motion passed unanimously, 7-0.

**Motion:** The Committee moved/Mr. Mahmud seconded a motion that the ANC accept the Committee's recommendation to send a letter to the District Department of Transportation (DDOT) in support of a resident petition requesting traffic-calming analysis and improvements in the 800 block of Seventh (7<sup>th</sup>) Street NE. The motion passed unanimously, 7-0.

### Economic Development and Zoning

The report of the Committee was accepted without objection.

#### 1802 D Street NE

**Motion:** The Committee moved/Mr. Alberti seconded a motion requesting that the full ANC adopt the Committee's recommendation to send a letter of support to the Bureau of Zoning Adjustment (BZA) for a variance for 1802 D Street NE from off-street parking, provided that the applicant, who will be operating a daycare business at the location, agree to ensure that cars will not idle or double park outside; that on-street parking will occur in legal spaces only; that the alley will not be blocked by cars; that children's hands be held when crossing the street; and that the applicant approach the ANC to discuss additional restrictions should more than eight (8) children or employees regularly arrive or depart by car. The motion passed unanimously, 7-0.

**Motion:** The Committee moved/Mr. Alberti seconded a motion to accept the detailed H Street signage guidelines developed by the Committee. The motion passed unanimously, 7-0.

**Motion:** Mr. Mahmud moved/Mr. Alberti seconded a motion that the ANC write a letter of support to the Zoning Commission in support of Gallaudet University's planned construction of a replacement dormitory at the north end of their campus. This motion, through an oversight, was not considered by the Committee. In view of the support expressed by the Committee in response to Gallaudet's presentation, the motion was passed unanimously, 7-0.

Committee Chair Dan Golden announced that longtime Committee member Charmaine Josiah was leaving the Committee because she is moving. Commissioner Phillips-Gilbert made a motion to send a



## Advisory Neighborhood Commission 6A Meeting Minutes of November 13, 2014



letter thanking Ms. Josiah for her diligent work on the Committee and valuable contributions to the ANC. The motion passed 7-0.

### 6. New Business

#### Advertising in Hill Rag and Fagon Community Guide

**Motion:** Mr., Alberti moved/Mr. Williams seconded a motion to authorize advertisements for meetings in the Hill Rag and the annual Fagon Community Guide, as in years past. Commissioner Phillips-Gilbert expressed concern that a discussion of how best to advertise ANC meetings was not held prior to this motion. It was pointed out that the Community Outreach Committee had previously had extensive discussions about different publications and concluded that the Hill Rag was most cost-effective. The motion passed 6-1, with Mrs. Philips-Gilbert in opposition.

### 7. Single Member District Reports

Mr. Calvin Ward first thanked Mr. Alberti and Ms. Nelson for their contributions to the community and the ANC. He also reported that he has crime issues on Sixteenth (16<sup>th</sup>), Seventeenth (17<sup>th</sup>), E and F Streets NE, and there has been an increase in police presence in the neighborhood. He said he is having a community meeting with the police.

Mr. Hysell congratulated the winner of the race for his seat, from which he is retiring.

Mrs. Phillips-Gilbert reported that there was a meeting with the two Public Charter Schools vying for the use of Gibbs Elementary School. Friendship Charter School proposes to establish an Adult Education and Vocational Education Program while the other charter school proposes to establish a boarding school at that location.

She announced that a coat drive is being conducted at the Rosedale Library. She also mentioned that she took 25 members of her community to the Kennedy Center to enjoy a Halloween program.

Mr. Williams congratulated Patrick Malone, who was elected to the SMD which he currently represents.

Mr. Mahmud enthused about the fact that Capitol Towers, now renovated, had welcomed him back to the building for the Transportation and Public Space Committee and his SMD meetings.

Mr. Chris Ward reported that he is working with Scott Price, whose SMD adjoins his in ANC 6C, regarding homeless people camping at the 7-11 Convenience Store at Eighth (8<sup>th</sup>) and D Streets NE and other issues in that immediate neighborhood.

The meeting was adjourned at 9:10 pm.



 The Grid 2.0 Working Group

## Exelon-Pepco Takeover

### Q-and-A

**Exelon will pay \$6.8 billion for Pepco’s Distribution System assets. Who will this benefit?**

- Shareholders and the executives who brought them this deal. This deal sells-out the interests of rate-payers who spend a lifetime paying for the grid by prioritizing the interests of PHI shareholders.

***If Exelon acquires Pepco, won’t it constrain our energy future for decades to come?***

- Yes. We will face greater obstacles to Distributed Generation and building a grid that meets our needs.
- The rates we pay will be transferred out of DC’s local economy.
- We’ll be locked into a cycle of higher wholesale electricity costs and distribution rate increases.
- Exelon will manipulate our political process and energy policy with ratepayer dollars.

**What’s the alternative?**

- Building distribution around renewables and efficiency taps into a limitless, free energy source that reduces the consumption of fossil fuels that drive global warming’s severe warming; and
- enables technologies like demand management, battery storage, SCADA, micro grids and energy efficient buildings, making the management of our energy more predictable and resilient .

**What difference does it make who owns Pepco? Why is local control so important?**

- The less control we have, the less stable our energy future becomes.
- Our electricity paradigm — fossil & nuclear fuels and central generation-to transmission-to distribution system — is at the end of its lifecycle. No knows what replacing it will cost or how to pay for it.
- Fossil fuels creates global warming that drives the severe storms that can paralyze entire states.

**What if Exelon commits to give Pepco and DC more local control?**

- It didn’t happen in Baltimore: the sign there reads: **BG&E — An Exelon Company**. Pepco will be one of Exelon’s 5 utilities and 50 companies.

**Isn’t Exelon’s proposed \$50 premium and a freeze on rates for 3 years a good deal?**

- If Exelon’s costs are lower after the takeover, Exelon will still make more, freeze or no freeze.

**Pepco and Exelon say the merger will reduce their costs; won’t that be good for DC ratepayers?**

- If their costs are lower, they should lower rates accordingly and pass on those savings to ratepayers. But that’s not what they propose to do. That’s why the PSC should insist this is a rate case!

**Pepco provides cheap, reliable electricity to its customers. Exelon is a power generator in need of customers to buy its expensive nuclear power. How will this work for D Cs ratepayers?**

- It won’t. It’s a culture clash between Pepco with no business model and Exelon with a failing business model. We’ll pay more for more expensive power.

Group □ Robert

Grid 2.0 Working Group [www.grid20.org](http://www.grid20.org)



## Advisory Neighborhood Commission 6A Community Presentations



**The DC Public Service Commission has identified 6 conditions which the merger must meet before they determine it is in the public interest. Doesn't that protect the public interest?**

- *No. These conditions require no affirmative criteria or performance measures the utility must meet. This vagueness allows the utility to simply assert that this is the case and the PSC may deem it so.*

**Won't the combination of Pepco and Exelon mean increased competition?**

- *Here's what the Independent Market Monitor for the Independent System Operator — the PJM — that regulates the grids between here and Illinois stated to the PSC:*

*“Exelon’s transmission assets account for 16.8 percent of transmission service credits collected from the PJM markets and Pepco Holdings . . . for 6.6 percent. The concentration of ownership creates a concern about market power. Consolidation will reduce the competition to build competitive transmission projects. A reduction in competition will likely result in higher costs for customers.”*

**Won't Exelon be able to do a better job than Pepco has done in DC?**

- *Exelon owns utilities because there is no competition; we're a captive market for their power.*
- *Innovation is not the focus in communities served by Exelon-owned utilities; why should it be here?*
- *How will our PSC regulate Exelon? Since 2000 electric rates increased 61%, COLA rose 38%; low-income families are 3 times as likely to be disconnected; our grid's reliability is ranked in the bottom quartile, nationally; nearly half Pepco's jobs are gone. Who will make more Exelon do better?*

**Exelon says it supports renewables. It even owns some wind and solar companies; isn't that good?**

- *It remains the biggest nuclear energy producer in the US: selling nuclear electricity is its business.*
- *Exelon, has fought renewables directly and through front organizations like Nuclear Matters, or the American Legislative Exchange Council (ALEC).*

**Pepco donates millions to organizations and Exelon is an even bigger corporation. Will the merger mean more money for DC's non profits and charitable organizations?**

- *We pay for donations and contributions with our rates; they aren't paid out of corporate profits.*
- *Exelon may spend \$millions in donations to non-profit organizations, elected officials and political campaigns, even DC government agencies to lobby for the merger.*
- *But once DC's ratepayers lose control of their electric utility the only way to get it back will be kick the utility out and municipalize — a process that could take ten years.*

**Isn't this merger inevitable?**

- *No. Exelon walked away from takeovers in NJ and FL. Here's New Jersey Public Advocate, Ronald K. Chen, said about Exelon's proposal to buy NJ's Public Services Enterprise Group:*

*“By consolidating so much generating power under one company, the proposed merger would reduce competition and could lead to dramatic increases in electric and natural gas prices for all New Jersey ratepayers.”*

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*Grid 2.0 ~~Working Model~~ [www.grid20.com](http://www.grid20.com)*



Draft 10/17/14

**Resolution of ANC \_\_ regarding  
Exelon's Proposed Acquisition of Pepco**

- A. ANC \_\_ requests that the Council of the District of Columbia and the District of Columbia Government (DC Government) refuse to settle the DC Public Service Commission (PSC) Formal Case No. 1119 (“The Merger of Exelon Corporation, Pepco Holdings, Inc., Potomac Electric Power Company, Exelon Energy Delivery Company, LLC and New Special Purpose Entity, LLC”) without assurances that this merger will enhance the availability of local, clean, affordable, reliable electricity for all customers in the District of Columbia. This request is based on the following facts:
1. Potomac Electric Power Company (Pepco) has been given a franchise to serve as the District of Columbia’s electric company since 1912, and because it is sheltered from competition, Pepco is obligated to operate in the public interest;
  2. Exelon Corporation (Exelon), a Chicago-based power company with more than 35,000 megawatts of electric generating capacity and the largest fleet of nuclear power plants in the country, seeks to acquire Pepco but first must receive approval from the District of Columbia’s Public Service Commission (PSC) in Formal Case No. 1119;
  3. The DC Government is a party to Formal Case No. 1119 and participates in that proceeding, including any Settlement Conferences ordered by the PSC;
  4. The District of Columbia has made a significant commitment to sourcing at least 20% of our electric energy from renewable sources by 2020, and the Mayor’s Sustainability Plan has set a goal of sourcing 50% of our electric energy from renewable sources by 2032;
  5. The District of Columbia has also adopted a strong policy of supporting and promoting development of local, distributed solar generation resources and its actions have been successful in promoting residential solar installations throughout the District;
  6. Exelon has a history of opposition to renewable energy deployment at the state and national level, including working with and supporting groups in Massachusetts, New Jersey, Maryland, Illinois, and Ohio to defeat renewable energy initiatives supported by local stakeholders;
  7. A substantial portion of Exelon’s business model is based on selling the energy from nuclear power generators to customers at the highest market prices, but the development of renewable energy sources threatens that business model because renewable generation lowers the competitive price of electric energy;
  8. The District of Columbia has historically had local control of its electric utility, and this local control has helped to ensure reasonable energy prices and reliability for all residents, regardless of income; and



## Advisory Neighborhood Commission 6A Community Presentations



Draft 10/17/14

9. The PSC has (a) rejected the DC Government’s proposed schedule that would permit a more thorough investigation of the merger, (b) rejected the Office of the People’s Counsel request for a ruling that would have required Exelon to provide funding to support the resources needed for this case, and (c) failed to make the facts of this merger available and accessible to ANCs and other civic or citizen associations.
- B. Based on these facts, ANC \_\_\_ is concerned that Exelon’s corporate interests are not consistent with the policy objectives of the District of Columbia and that Exelon’s acquisition of Pepco would not be in the public interest unless the PSC requires substantial protections for customers. In particular, ANC \_\_\_ is concerned that:
1. Because of its interests in preserving high prices for its nuclear and other non-renewable generating resources, Exelon will attempt to weaken or roll back the District of Columbia’s achievements and commitments to developing local renewable energy resources;
  2. Because Exelon is Chicago-based, the District of Columbia will have reduced control over its local public utility and the distribution grid, and Exelon will take actions to increase electricity bills and to impede the installation of local distributed generation, which would be contrary to the public interest;
  3. As the Independent Market Monitor for the regional grid operator warned, Exelon’s merger with Pepco will “reduce the competition to build competitive transmission projects . . . [and] a reduction in competition will likely result in higher costs for customers”; and
  4. Because of the shortened schedule and inadequate funding to conduct a thorough inquiry, the parties may be feel pressure to reach a settlement that does not adequately protect electric customers in the District of Columbia and that is not in the public interest.
- C. For these reasons, ANC \_\_\_ resolves that in any settlement negotiations, the Council and the DC Government should require at least the following provisions:
1. A binding Exelon commitment to implement policies and procedures that will assist 100 % of low-income customers to reduce their electric bills by 50% or more through a combination of energy efficiency and locally-based solar generation;
  2. A binding Exelon commitment to exceed the PSC’s current reliability targets for reducing the number and duration of power outages;



# Advisory Neighborhood Commission 6A Community Presentations



Draft 10/17/14

3. A binding Exelon commitment to work cooperatively with electricity customers in the District of Columbia to implement the Mayor’s sustainability plan, including a goal of reaching at least 50% renewable energy by 2032 and documented reforms to Pepco's grid planning processes to ensure future investments and upgrades help the District reach this goal; and
  
4. A binding Exelon commitment as part of this merger to develop and implement, in conjunction with the PSC and the Council, the structure for a utility of the future, including a new regulatory framework that integrates clean, locally produced energy, energy efficiency, storage, and state-of-the-art grid management techniques to create local jobs and to produce reliable, clean, affordable energy.

Finally, ANC \_\_ urges all members of the DC Council to publicly pledge that they will not to accept campaign contributions or constituent service funds from Exelon as a demonstration that DC residents’ interests are paramount.

Adopted by ANC \_\_ at its duly noticed meeting on \_\_\_\_\_, 2014, by a vote of \_\_ to \_\_ (a quorum being \_\_).

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary



# Commission Letters of November 13, 2014 Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



November 19, 2014

Ms. Sharon Schellin  
Secretary to the Zoning Commission  
DC Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> St. NW, Suite 210S  
Washington, DC 20001

Re: ZC Case No. 12-15A (Gallaudet University)

Dear Ms. Schellin,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 13, 2014, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the Applicant’s request for an approval of an amendment to Gallaudet University’s 2012 Campus Plan, and further processing under that plan and special exception review of the roof structures, for construction of a replacement dormitory for the Model Secondary School for the Deaf.

ANC 6A appreciates Gallaudet University’s outreach efforts to our ANC and believes the proposed replacement dormitory is a well-designed structure that makes an important contribution to the campus and to the educational mission of the University. ANC 6A looks forward to working with Gallaudet in the future to address issues of common concern.

Please be advised that Nicholas Alberti and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A

<sup>1</sup> ANC 6A meetings are advertised electronically on the listserves [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com) and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.



# Commission Letters of November 13, 2014 Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



November 20, 2014

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 18867 (1802 D Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 13, 2014, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the Applicant’s request for a variance from the off-street parking requirements set forth at § 2101.1. The applicant seeks the requested relief to permit the use of the premises as a child-care center.

The Commission supports granting the requested variance because strict application of the above-referenced zoning requirement would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. The Commission further bases its support on the Applicant’s having agreed: 1) not to permit the vehicles of employees or parents to double-park or idle outside the premises; 2) not to permit the vehicles of employees or parents to block the alley behind the premises; 3) to require that the vehicles of employees or parents park only in legal parking spaces; 4) to require that parents hold the hands of their children when crossing the street; and 5) to notify the ANC and agree to abide by further restrictions to be determined by the ANC in the event that more than eight children and/or employees are regularly arriving or departing by car.

Please be advised that Nicholas Alberti and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A

<sup>1</sup> ANC 6A meetings are advertised electronically on the listserves [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com) and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.



# Commission Letters of November 13, 2014 Meeting



**District of Columbia Government  
Advisory Neighborhood Commission 6A  
P. O. Box 75115  
Washington, DC 20013**



November 16, 2014

Ms. Ruthanne Miller, Chairperson  
Alcoholic Beverage Control Board  
2000 14<sup>th</sup> Street, NW, Suite 400S  
Washington, DC 20009

Re: ABRA-096311 (Steak Ice 1310 H, LLC t/a Pizza Parts & Service), 1320 H Street NE

Dear Ms. Miller,

Please be advised that at the November 13, 2014 meeting of Advisory Neighborhood Commission 6A, with a quorum present, the Commission voted (5-0-1) to protest the Class D Restaurant License application of Pizza Parts & Service, ABRA #096311. This vote took place at our regular and publicly announced meeting (Chair Nicholas Alberti did not participate in the discussion, nor did he vote on this matter).<sup>1</sup> The grounds for the protest are disturbance to peace, order, and quiet.

I, as the Co-Chair of the ANC 6A Alcohol Beverage Licensing Committee, will be the primary representative of the ANC in this matter. The ANC's Chair and Vice Chair, and the ABL Committee's Co-Chair (Christopher Seagle) are also authorized to represent the ANC before the Board with respect to this application. I can be reached at 202-906-0657 or WilliamsANC6A05@gmail.com.

On behalf of the Commission,

Jay Williams  
Commissioner, ANC 6A05  
Co-Chair, ANC 6A ABL Committee

<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC-6A, and NewHillEast Yahoo group listserves, on the Commission's website, and through print advertisements in the *Hill Rag*.



# Commission Letters of November 13, 2014 Meeting



District of Columbia Government  
Advisory Neighborhood Commission 6A  
P. O. Box 75115  
Washington, DC 20013



November 16, 2014

Ms. Ruthanne Miller, Chairperson  
Alcoholic Beverage Control Board  
2000 14<sup>th</sup> Street, NW, Suite 400S  
Washington, DC 20009

Re: ABRA-088603 (Impala, LLC t/a Impala Cantina y Taqueria), 1358 H Street NE

Dear Ms. Miller,

Please be advised that at the November 13, 2014 meeting of Advisory Neighborhood Commission 6A, with a quorum present, the Commission voted (6-0) not to protest the request for an Entertainment Endorsement by Impala Cantina y Taqueria, ABRA # 088603. The ANC also voted in support of a stipulated endorsement for this establishment. This vote took place at our regular and publicly announced meeting (Chair Nicholas Alberti did not participate in the discussion, nor did he vote on this matter).<sup>1</sup>

If you have any questions about the ANC's support of a stipulated endorsement, I can be reached at 202-906-0657 or WilliamsANC6A05@gmail.com.

On behalf of the Commission,

Jay Williams  
Commissioner, ANC 6A05  
Co-Chair, ANC 6A ABL Committee

<sup>1</sup> ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A, and NewHillEast Yahoo group listserves, on the Commission's website, and through print advertisements in the *Hill Rag*.



# Officer Reports - Treasurer



## ANC 6A Treasurer's Report November 2014

Period Covered 011/01/14 - 11/30/14

### Checking Account:

Balance Forwarded			\$	22,315.77
Receipts:				
District Allotments:			\$	-
Transfers from Saving Account			\$	-
Total Receipts			\$	-
Total Funds Available			\$	22,315.77
Disbursements:				
FedEx Office (Nov. 01, 2014 Invoice)	Ck #1675	\$	565.86	
Irene Dworakowski (Agenda Nov. 2014)	Ck #1676	\$	200.00	
Roberta Weiner (Oct. 2014 Minutes)	Ck #1677	\$	200.00	
Capital Community News (Ads Hill Rag & Fagon Guide)	Ck #1678	\$	3,829.00	
Kiefer Swim Shop (Grant: Serve Your City)	Ck #1679	\$	1,760.00	
Gopher (Grant: Miner PTO)	Ck #1680	\$	299.46	
Total Disbursements			\$	6,854.32
Ending Balance	-----			\$ 15,461.45

### Savings Account:

Balance Forwarded			\$	13,719.87
Receipts:				
Interest	11/28/14	\$	0.23	
Deposit -				
Transfers from Checking Account				
Total Receipts			\$	0.23
Total Funds Available			\$	13,720.10
Disbursements			\$	-
Ending Balance	-----			\$ 13,720.10

Prepared Dec. 1, 2104



## Officer Reports - Treasurer



### ANC 6A Treasurer's Report November 2014

#### PETTY CASH SUMMARY

Balance Forwarded	\$	25.00
Deposit to Petty Cash	\$	-
Total Funds Available	\$	25.00
Disbursements:		
Total Disbursements	\$	-
Ending Balance	\$	25.00

Prepared Dec. 1, 2104



## Committee Reports Community Outreach Committee (COC)



Advisory Neighborhood Commission (ANC) 6A Community Outreach Committee (COC)  
November 17, 2014 Minutes  
Maury Elementary School (ES), 1250 Constitution Avenue NE

Meeting called to order at 7:05 pm.

Committee members present: Elizabeth Nelson (Chair), Jean Kohanek, Gladys Mack, Shirley Worthy, Louis Barbash, Maurice Cook (quorum)

Committee members absent: Roni Hollmon, Pat Joseph

Commissioners present: Sondra Phillips-Gilbert

Community members present: Joyce West, Hannah Lewis, Dana Wyckoff,

I. Agenda  
Adopted.

II. Ms. Nelson reported on ANC/COC activities:

1. At the November 2014 ANC 6A meeting, the Commissioners voted to accept the recommendation to send thank-you notes to organizations that provide meeting space for ANC 6A activities.
2. The Commissioners also voted to accept the recommendation that a Request for Proposals (RFP) be circulated to identify a vendor to move [www.anc6a.org](http://www.anc6a.org) to a content management system and committing funds to do so. Ms. Nelson sent the RFP to all the commissioners so that they could share with anyone they know who does this type of work. At least four (4) potential contractors have been contacted. The closing date is November 26, 2014. Ms. Nelson will forward all responses to the COC members as soon as they are received. A meeting will be scheduled on December 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup> (depending on availability of meeting space) to review and discuss the proposals. The expectation is that a recommendation will be ready for the commissioners to consider at their December meeting.
3. Ms. Nelson has been contacted by a potential grant applicant and anticipates that an application will be received in early December, necessitating that the regular COC meeting be held on the 3<sup>rd</sup> Monday, as scheduled. If the grant application is not received, it is likely that the meeting will be canceled.

III. Ms. Nelson introduced a summary of suggestions and comments with respect to possible changes to the administration of the grants program that reflects the discussions that took place at the September and October 2014 COC meetings. For the convenience of the commissioners, all recommendations, with the votes, appear at the end of this section.

Notes about the discussion:

1. Ms. Mack asked why the COC was continuing to discuss modifications to the grants program when new commissioners will be in office in January 2015. Ms. Nelson replied that the Committee had made a commitment to completing the work for consideration in December 2014, that considerable time has been invested already and that the task should be completed as promised. Also, the commissioners and Committee can re-consider the recommendations in future, should they desire to do so.
2. Re: Grant cycle. Grant funds are divided into different cycles so funds are not all depleted early in the fiscal year. The COC agreed that this practice should continue.



## Committee Reports

### Community Outreach Committee (COC)



3. Re: Making grants or organizations other than charitable ones. Ms. Nelson noted that at the October 2014 COC meeting, the Members agreed that grants should be made only to charitable organizations (as is the current practice) rather than to for-profit enterprises. If grants were made to for-profit enterprises there would still be a public benefit requirement. Mr. Barbash disagreed, citing a theoretical case in which a local business might want to sponsor a youth sports team but need additional funding to be able to do so.
4. Re: Publicizing the availability of grants. At the October 2014 COC meeting, the recommendation was made that Commissioners should make organizations that operate within their Single Member Districts (SMDs) aware of grant opportunities and also share this information with the COC for follow-up. Ms. Phillips-Gilbert said that she thought this would be burdensome to the Commissioners and that the COC should find other means to advertise. Ms. Mack, Mr. Barbash and Ms. Kohanek said that the Commissioners were in a good position to be aware of the organizations operating in their SMDs. Ms. Nelson said the intention was not to put the whole burden on the commissioners but that their outreach would be an important tool. At the September 2014 meeting, Ms. Phillips-Gilbert suggested that there be a reference included in the monthly Hill Rag advertisement; this suggestion was incorporated into the COC's recommendation.
5. Re: Grant application "cover sheet" with instructions. Ms. Worthy asked what might be included. Ms. Kohanek said it would include information about the application process, time line, statutory guidelines, reporting requirements, disbursement of funds, etc. If the Commissioners approve, such an instruction sheet will be created.
6. Re: Additional reporting requirements. There is already a requirement that an accounting be made of funds spent within sixty (60) days. The ANC receives a letter from each applicant, at the time they receive the funds, documenting the expenditure; this information is included in the Treasurer's quarterly reports. There was considerable discussion on this point. Ms. Nelson and Ms. Kohanek expressed concern that the reporting would not only place a burden on the applicants but also on the ANC who would then have to collect the reports and make them available to the public. Mr. Barbash, Ms. Phillips-Gilbert and Ms. Mack argued that, for accountability, the recipients of public funds should be required to report at least the activities that those funds had supported; and that organizations that spent the time and effort to apply for grants and conduct projects could, without excessive burden, be able to prepare at least a brief report. There was also a lengthy discussion of current reporting requirements and how grant funds are disbursed.
7. Re: Requiring the presence of the grant applicant at the ANC meeting where the application is considered. Ms. Nelson noted that the presence of the grant applicant at the ANC meeting was at one time required by statute. However, Gottlieb Simon (Director, ANC Office) recently told her that the law has been changed. The ANC may still require applicants to present their applications in person, if that is their policy. Ms. Nelson and Ms. Kohanek said that they felt the applicant should be present at the ANC meeting to answer questions that the Commissioners might have and that it seemed a reasonable request considering that the applicant is seeking funding. Ms. Phillips-Gilbert disagreed saying that it did not seem fair to penalize the organization if the applicant failed to appear. When the recommendation passed, the Committee took up the question of what should happen if the applicant fails to appear at two (2) ANC meetings - they should be required to reapply.



## Committee Reports

### Community Outreach Committee (COC)



8. The current policy is to give preference to locally based organizations. At the October 2014 COC meeting, the Members proposed that this be strengthened to require that organizations be locally based, as it is not feasible to ensure that the primary benefit of the grant will remain in the community if the organization has operations outside the area. Ms. Nelson cited past problems with a non-locally based organization. It is easier and more tempting for an organization with multiple sites to move goods purchased with ANC funds to a location that does not serve ANC 6A, than it is for an organization based within ANC 6A. Mr. Barbash asked how this would affect organizations such as the Boy Scouts. Ms. Nelson pointed out that their local sponsoring organization would make the application. For example, a grant was made to support a local Boy Scout troop through the Maury ES Parent Teacher Association (PTA).
  9. Ms. Kohanek completed the analysis of amounts and timing of past grant funding, from 2003-2014. The information will be made available on the website.
- IV. Confirmation of next meeting date.  
**The next regular meeting will be held Monday, December 15, 2014 at 7:00 pm at Maury ES, 1250 Constitution Ave NE (enter from 200 block of 13<sup>th</sup> Street). An additional meeting will be held the first week of December for the purpose of reviewing the responses to the RFP.**
- V. Meeting adjourned at 8:23 pm.

#### Recommendations Regarding ANC 6A Grants Program

1. Keep the current grant application cycle, with smaller grants considered monthly and larger grants considered twice a year. The way the funding is divided prevents the entire budget from being depleted early in the fiscal year. (7-0-0)
2. Publicizing grant opportunities: Commissioners will be asked to reach out to eligible organizations operating within their SMDs. A reference to the availability of grants will be added to the ANC's regular advertising. The COC will investigate other means of advertising grants. (5-2-0) Cook, Worthy, Barbash, Nelson, Kohanek in favor; Phillips-Gilbert, Mack, opposed.
3. A cover sheet to the grant application with additional instructions would be helpful to potential applicants and will be developed if approved by the commission. (7-0-0)
4. Future grant applicants will be asked to provide a brief report, "statement of compliance", upon conclusion of the project, to include proposed and completed activities and explanation of benefit to ANC 6A. (5-2-0) Cook, Worthy, Phillips-Gilbert, Mack, Barbash in favor; Nelson, Kohanek opposed.
5. The ANC should continue to require a representative of the organization requesting a grant to attend both the ANC and the COC meetings. (6-0-1) Cook, Worthy, Mack, Barbash, Nelson, and Kohanek in favor; Phillips-Gilbert did not vote.



## Committee Reports

### Community Outreach Committee (COC)



6. If the applicant fails to appear at two (2) consecutive ANC meetings, they will be expected to reapply. (5-0-1) Cook, Mack, Barbash, Nelson, Kohanek in favor; Worthy abstaining; Phillips-Gilbert did not vote.
7. The ANC should require that grant applicants be locally-based organizations. This is to ensure that the primary benefit of the grant will remain in the community even if the organization has operations outside the area. (4-3-0) Cook, Barbash, Nelson, Kohanek in favor; Worthy, Phillips-Gilbert, Mack, opposed.



## Committee Reports

### Community Outreach Committee (COC)



Advisory Neighborhood Commission (ANC) 6A Community Outreach Committee (COC)  
December 1, 2014 Minutes  
Maury Elementary School (ES), 1250 Constitution Avenue NE

Meeting called to order at 7:05 pm.

Committee members present: Elizabeth Nelson (Chair), Jean Kohanek, Pat Joseph, Shirley Worthy, Louis Barbash, Maurice Cook (quorum)

Committee members absent: Roni Hollmon, Gladys Mack

Commissioners present: Nick Alberti

Community members present: Joyce West, Hannah Lewis, Dana Wyckoff, Matt Levy

I. Agenda  
Adopted.

- II. Responses to the Request for Proposals (RFP) for website conversion
1. Chairwoman Elizabeth Nelson opened the discussion with the following observations:
    - a. There was only one response to the RFP, from Max Kukoy.
    - b. Ms. Nelson is familiar with Mr. Kukoy's work because she maintains a website that he redesigned and converted to Wordpress. He did an excellent job and the cost was lower than the other proposals for that job. His rates are comparable to those of others who do this type of work but he is very efficient and gets more done in an hour than someone else might. Also, his support after the conversion was excellent. He took responsibility for delivering a quality product and was happy to make corrections even to things that were noticed long after the project was finished. He continues to make minor changes, when needed, at a very reasonable price and on very short notice. He has offered a good deal of free advice and is a pleasure to deal with.
    - c. Given the number of files the ANC needs to transfer and re-link, the price Mr. Kukoy quotes is a fair one and it is unlikely that someone could do a quality job for less. If someone proposed to do it for a much lower cost, Ms. Nelson would be concerned that the bid was unrealistic and that we might be disappointed in the end result. She is confident that we would be happy with his work if the Commissioners decide to engage him.
    - d. Although Ms. Nelson was not entirely comfortable with having only one bid, it is important to move forward with the conversion. She has been maintaining the website for almost twelve (12) years and it has become burdensome to do it without backup. The current structure of the website makes it nearly impossible to share responsibility. She is prepared to assist in the conversion and testing and to maintain the current website while that is being done but only if she is comfortable with the conversion plan, including the time-line. She is also willing to continue to serve as alternate webmaster after the conversion and provide guidance, but only if a suitable primary webmaster is identified. If the Commissioners accept a bid at the December 2014 ANC meeting, it will still be at least the end of February 2015 before the conversion can be completed.
  2. Committee member Jean Kohanek said that Mr. Kukoy submitted a good proposal and that it was very inexpensive. She has worked in Federal contracting and would be comfortable recommending acceptance of the bid. She agreed that it was necessary to move forward



## Committee Reports

### Community Outreach Committee (COC)



and did not want to delay hiring someone to do the work. She is also familiar with Mr. Kukoy's work. She said she understood how there might be a feeling that more bids are needed but time is of the essence. She also liked the approach to the conversion that Mr. Kukoy outlined in his proposal.

3. Committee member Pat Joseph said she would prefer to have another bid before making a decision but that she would be prepared to go forward with Mr. Kukoy's bid.
4. Committee member Shirley Worthy said the process would appear to be fairer if there were more bids.
5. Committee member Louis Barbash asked how many people were contacted. Ms. Nelson contacted one. Ms. Kohanek contacted two. Commissioner Jay Williams solicited one or two. Commissioner-elect Levy contacted one. There could be others, but at least five contractors were approached. Mr. Barbash also asked if there were lots of people who could do the work. Ms. Kohanek replied that there are lots of people who could do it, including large companies, but it would be much more expensive. She said in Federal contracting, the rule was to send to three and if only one bid came back, that was okay.
6. Committee member Maurice Cook said that he thought there were two issues: 1) the timeline - when the work must be done; and 2) whether the opportunity to apply was made available. He said that if there was to be a more involved effort to get more applications, it would take significant planning and that would conflict with the need to get it done in a timely fashion.
7. Ms. Nelson said that it was difficult to find qualified people who would want to do the work at a price the ANC can afford. In her past experience with soliciting proposals for another website, several people contacted everyone they could think of over an extended time and still only received two bids, one of which was unaffordable.
8. Commissioner Alberti said that it would take a great deal of effort to generate qualified proposals, which would delay the conversion to an unacceptable degree. Ms. Kohanek asked if there was any regulation barring the ANC from accepting the bid. Mr. Alberti said that there was nothing in the regulations or the by-laws that would prohibit the commissioners from accepting the bid. He added that as we have a qualified applicant and a fair price there is no reason not to go with it.
9. Commissioner-elect Levy said that the proposal is a good one and the price reasonable. He would be comfortable accepting the bid because Mr. Kukoy is known to be qualified and to do a good job. But he would be in favor of putting it on the official listserv to ensure that the ANC 6A community had been notified that of the opportunity. If no more suitable bids come in within a very short time, then he would want to accept Mr. Kukoy's bid.
10. Ms. Dana Wyckoff said that it is exhausting to maintain a website and that she agreed that it was important to be able to have the ability to share the work (as will be the case after conversion). She said that there might be freelance people willing to do maintenance on the website.
11. **Motion** (by Nelson, seconded by Cook): That Ms. Nelson will send to the ANC6A-announce listserv the RFP with an updated deadline of December 5; that Ms. Kohanek and Ms. Nelson (who have experience with web development work) will determine which, if any, of the responses meet the qualifications; if no additional qualified proposals are received, the recommendation shall be that ANC 6A accept Mr. Kukoy's bid. If other qualified proposals are received, Ms. Kohanek and Ms. Nelson will evaluate them and submit their recommendation, on behalf of the Committee, to the Commissioners. Motion carried 6-0.



## Committee Reports

### Community Outreach Committee (COC)



12. Ms. Nelson will submit the recommendation above for the agenda, which is due to be published on December 4, 2014. Mr. Kukoy's proposal and the minutes will be submitted for the agenda package. Other qualified proposals, if any, will be forwarded for inclusion in the agenda package. They will also be sent directly to the Commissioners for their review prior to the December 2014 ANC meeting.

#### III. There was some discussion of ongoing maintenance of the website:

1. Ms. Nelson has been doing all web development/maintenance of the site as a volunteer service. She was asked if she had made the Commissioners and Commissioners-elect aware that a replacement for her services was needed. She notified all by email but has not heard that efforts are being made to find someone. She will follow up. She also offered to do a "freshman orientation" but has not been contacted about scheduling same.
2. Ms. Nelson observed that new procedures will likely be needed for the new webmaster. For example, files are currently received for posting that don't follow an appropriate naming convention and/or are not in the correct format, and the text for the hyper-links is not generally provided. The calendar and other items must be kept up-to-date; she does this without being specifically notified that it needs to be done. Anyone taking over this responsibility will need to be familiar with the operations of the ANC or an intermediary will need to be found who can oversee the process.
3. Ms. Kohanek pointed out that, once the site is converted to Wordpress, it will be easier to share the responsibility and that the work can be done by a less-highly-trained person. Ms. Nelson cautioned that while it is easier to share responsibility, it is not a good idea to have too many people making updates as it can lead to damage of the site in ways that make it difficult to fix. Files can also be lost.
4. Ms. Kohanek suggested that it would be efficient and potentially cost-effective to have the person doing the agenda package take on this work and that it could possibly be done "on retainer" for a manageable fixed sum per month. Ms. Nelson agreed saying that the person in that position does become very familiar with the workings of the ANC. All the documents and other business pass through her hands. Ms. Nelson does not know if the person currently doing the work would want to take this on but she will look into it.

#### IV. Adjourn

The Committee adjourned at 7:54 pm.



## ANC6A Website Migration

### Background

At the October ANC6A meeting, the Commission voted to convert the ANC6A website from a static HTML site to WordPress, a content management system, which allows for easier updating without specialized web development skills. (Current ANC webmaster Elizabeth Nelson has stated that she will not be able to continue maintaining website after early 2015.)

After approval of the RFP in November, members of the ANC, COC, and others solicited proposals from five web developers. At the end of the solicitation period (November 26, 2014, 5pm), only one proposal (Max Kukoy) had been submitted. The COC had scheduled and advertised a meeting on December 1 to evaluate the proposals, and met as planned. Though the Committee felt Mr. Kukoy's proposal was strong, several members were concerned about making a recommendation without a basis of comparison. After much discussion, the COC voted to advertise on the official ANC listserv (it was subsequently forwarded to others), with committee members Elizabeth Nelson and Jean Kohanek identified to evaluate any proposals due to the short turnaround time before the December ANC meeting.

At the end of the revised solicitation period (December 5, 2014, 5pm), there were two qualified proposals: Max Kukoy and Nick Cordell.

### Summary of Proposals

**Max Kukoy** has 13 years of experience as a web developer. He proposes building a custom WordPress theme that would guarantee the functionality we need, rather than modifying an available theme. Given the large amount of linked files on the website (nearly 8000), he includes creating a plan for managing those files post-conversion. His timeline is approximately 3–4 weeks. His portfolio included four large WordPress sites, including a similar conversion of the CHRS website. Total cost: \$3000.

**Nick Cordell** has over 8 years of experience, and proposes conversion of the ANC website using a free WordPress theme (no provision for modification noted). He estimates the conversion to take 30 hours. His portfolio included two websites: a large WordPress site, and a password-protected site that could not be evaluated. Total cost: \$1500.

### Evaluation

After evaluating both proposals, we **recommend the selection of Max Kukoy**. Though Mr. Kukoy's proposal is more expensive, we believe his approach in building a custom theme will guarantee the necessary functionality, and make for a smoother transition overall. We are confident from the details in his proposal that he has a clear



## Committee Reports Community Outreach Committee (COC)



understanding of the tasks and potential pitfalls, in particular the management of the large amount of linked files. Given the importance of the ANC6A website in its dual functionality as an information source and “virtual filing cabinet,” sensible file management is a critical function—particularly as commissioners and committee staff change regularly. Further, Elizabeth Nelson (the current ANC webmaster) has professional experience working with Mr. Kukoy on a similar website conversion, and is confident in his skills and ability to deliver in a timely manner, which is a factor given Ms. Nelson’s timeline for departure as ANC webmaster.

Mr. Cordell’s approach is sensitive to ANC concerns, but we believe it underestimates the task at only 30 hours. The proposal is also based on finding a free theme that will work without much or any modification, which may be limiting for the ANC and potentially time-consuming; in addition, his proposal makes no mention of managing the large volume of linked files. Without this, we would either have a mess of files to contend with post-conversion, or would need to contract for additional work, adding additional unknown expense.

Ms. Nelson and I both feel that Mr. Kukoy’s proposal is the best technical approach and an overall better value for the ANC, given the volume of work and the short timeline.

Please don’t hesitate to contact me if you have questions or would like to discuss this further.

Jean Kohanek  
ANC6A Community Outreach Committee  
jean.m.kohanek@gmail.com



## Committee Reports Community Outreach Committee (COC)



### **Proposal for ANC6A Website.**

#### **Scope of project**

ANC6A would like to move from a website that consists of a series of static html pages to one that is run thru WordPress. ANC6A would like the new site to look the same as the current site. Building the site in WordPress will make management of the site easier.

#### **Developer: Max Kukoy**

I am a freelance web developer and have been working as such for about 13 years. In the last 5-6 years, the types of web sites I have built has transitioned from primarily static html web sites such as the ANC6A site to sites driven by a content management system (cms). I have built and managed sites using a number of these systems (Joomla!, Drupal, Textpattern, and WordPress). In the last few years I have built primarily WordPress sites. I think WordPress provides the best overall structure for building a web site and has a lot of flexibility so you don't have to change your site to conform to the cms. It has I think the easiest to use admin side of any cms, which means that after the site is built, you can manage normal updates to the site without having to contact the developer. Plus, because WordPress is the most widely used cms, if you need to find a new developer, the process is much easier than with another cms.

#### **Project Description**

The current site is straightforward and duplicating the site is a fairly simple process. Since the site design will remain the same, I will start with a blank WordPress theme. A blank theme has many of the basic templates required to build a WordPress, but does not include any styles and also does not package up a bunch of other features that are not necessary. By starting with a blank theme, I can create the html structure and the necessary styles to duplicate the current look of the site. The current site won't be difficult to duplicate, and while I could pick a pre-built theme, I would then need to make possibly significant modifications to that theme to try and get it to work and look as you want.

I strongly recommend that new site be built using responsive design. This means that the way the site renders/shows up on mobile devices will vary to make it easier for the user to navigate and read the site. For example, the current site has two columns, the left navigation and the main content area. Using responsive design, the site on a mobile phone would be one column, the navigation would be accessible with a tap on a menu icon.

#### **Document Management**

The RFP states that there are approximately 7,850 linked files, I am not sure exactly what you are counting as linked files, but I would define linked files as a document that the user must download to review, such as a pdf or a Word doc. While moving that many documents into WordPress is not itself a difficult task as Wordpress makes the importing process easy, the management of that many documents must be thought about before being imported into Wordpress. WordPress by itself without plugins is not ideal for managing a large number of documents, whether they are pdfs or docs or images, it does not by default allow for grouping and categorization of documents, which means that finding a document would mean wading thru a list of 7850 documents, which is not very user friendly. There are a number of media management plugins and defining the requirements for managing documents should be a high priority so an appropriate plugin can be chosen to manage the documents. With so many



## Committee Reports Community Outreach Committee (COC)



documents you want to start with a good system as going back and redoing this part of the site could be very time consuming as all these documents will constitute the majority of the site content, even if they are not publicly accessible.

### Timeline

- 1) The first part of the project is building the theme files and importing the static content, this is a straightforward process that will not require significant back and forth. I will have this part completed within 2 weeks of starting the project.
- 2) The second part of the project is importing all the linked files and organizing them in a system that makes it easy to find and manage the documents. This is a much fuzzier timeline, as I will need to work with someone with ANC6A to help organize the documents. All files will need to be categorized or organized in a file structure so each document can be found within the system. This part of the project can run concurrently with the first part, but the timeline is a bit fuzzier, but I will say 3 weeks.
- 3) The third part of the project is making the site live. Once the site has reached the point of readiness, I will make the site live. This will be an easy process to make live. I would develop the site on the ANC6A server in a subfolder. Making the site live will involve archiving the current site files, moving the new site files into the root directory, and updating the database to reflect the new path. This process normally takes about 15 minutes, but it may take a bit longer as you have so many documents that will need to be moved, but nonetheless the process will go quickly. Since you have a current site, I will also add in some redirects, so that old pages are automatically forwarded to the same page in the new wordpress site. I will prepare these up before we make the new site live so that the rules can be activated along with the new site.
- 4) I also normally provide some level of training for someone who will be managing the site. Normally I can provide this training thru a phone call and some follow up email or phone calls, but if preferred, an in-person training session can be scheduled.
- 5) In addition to the above, when the site is ready to be made live, I will set up the site to make it load and run as efficiently as possible. This can include things such as combining style sheets, combining javascript files, having javascript load only when necessary, setting up caching plugins, setting up security plugins, and SEO plugins if desired. What is involved in this step depends upon the site and how it functions and the resources it uses. The cost for this is factored into the cost for building the theme.

### Cost

- 1) Building custom responsive theme: \$1000
- 2) Importing content into WordPress: \$500
- 3) Importing documents into WordPress, organizing on the admin side of site, and making sure all documents are linked properly on the front end of the site. \$1500

Total: \$3000

Deposit: \$1500



## Committee Reports Community Outreach Committee (COC)



Some example of WordPress sites I have built and maintain.

<http://chrs.org>

<https://www.getloans.com> (This is a responsive site)

<http://fcp.com> (This is a responsive site)

<http://cityoffairfaxschools.org> (This is a responsive site)



**Committee Reports**  
Community Outreach Committee (COC)



**From:** Max Kukoy <max@maxwebworks.com>  
**To:** elizabeth nelson <elizabeth\_knits@yahoo.com>  
**Sent:** Wednesday, November 26, 2014 12:53 PM  
**Subject:** Re: RFP for ANC 6A

Hi Elizabeth,

My proposal is attached. A couple of thoughts. The rfp says 120 pages and 7850 documents. Maybe I am missing lots of content behind some links I haven't click on, but I don't see anywhere near that amount of content. The 120 pages doesn't really concern me, as the site formatting is simple, so I wouldn't need to build custom styles for all those pages. The 7850 documents is a bit concerning. That is a lot of documents and I am assuming that there is currently an organization to the documents that can carry over to the new site. If not, then handling that many documents could be a much larger task than I am envisioning.

thanks to letting me bid on this and if you have any questions, happy to answer.

max



## Committee Reports Community Outreach Committee (COC)



**To:** ANC6A Community Outreach Committee  
**From:** Nick Cordell  
**Date:** December 5, 2014

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I am writing in response to the ANC6A Community Outreach Committee's request for proposal to migrate the current static HTML-based website to a content management system. As a resident of ANC6A, I have a vested interest in ensuring a quality experience for users such as myself. If you have any questions regarding this proposal, please do not hesitate to contact me at (202) 809-7039 or [nickcordell@gmail.com](mailto:nickcordell@gmail.com).

### **Qualifications**

As a freelance web developer for the past eight years, I have built and maintained both custom-built websites and websites utilizing content management systems. My experience includes working to migrate websites to Wordpress, implementing new features, and updating software to resolve security issues. Though my work in web development is part-time, I have the expertise and availability to complete the project on schedule and to the Committee's satisfaction. The appendix to this proposal contains relevant examples of my work.

### **Work Plan**

I would complete the project in four phases: design, build, finalization, and maintenance. This proposal is based upon the understanding reflected in the request for proposal document that "ANC would like to maintain the current web site design and structure," and thus the functionality and content will mirror the current website. Though the details provided below are a best estimate, the actual timing and completion of the project cannot be finalized until the project has been awarded. At that point, I would work with the committee to finalize a work plan and timeframe for delivery.



## Committee Reports Community Outreach Committee (COC)



### Design

In the design phase, I would prepare a mock-up of a potential design for comment and acceptance by the Committee. Given the Committee's direction that it would like to maintain the current design and structure, I would seek to utilize Wordpress templates that would meet this criterion and that would best display the wealth of content and information contained in the current website. I would seek to prepare the design proposal for the next scheduled Committee meeting following project award.

### Build

Following the Committee's approval of the design, I would begin the migration of the website by creating a Wordpress installation and copying the data from the current website to the new website. This phase will involve migrating the documents contained in the current website, the creation of all existing pages, and a quality assurance review to ensure that the new website contains no broken links. I expect that this phase of development would occur in approximately one month or less.

During development, the current website would remain publicly accessible, while the new website would not be accessible to the public. This method would allow the current website to continue to operate until the new website is finalized and represent a seamless transition to the new platform.

### Finalization

Upon completion of the build phase, I would present the website to the Committee for comment. During this phase, the Committee members would review the new website with the goal of identifying any issues or requirements that were specified in the request for proposal but were not yet



# Committee Reports Community Outreach Committee (COC)



implemented. After the resolution of any issues or changes, the website would be “complete.” I would then archive the old website, removing it from public view, and make the new website publicly accessible. At this point, payment for the services would also be due.

### Maintenance

For a period of 90 days following the completion of the new website, I would resolve any errors in the display or functionality of site that arise but that were not uncovered previously (“bugs”), and apply any security updates to Wordpress or any plugins utilized free of charge. For changes outside the scope of bug fixes or security updates, and for work past the 90-day period, I would be available upon request at a rate of \$50 per hour.

### Cost

The figures below represent estimates based on my current understanding of the project. I would expect no additional costs and would seek to utilize free and open source themes and software, pending the Committee’s acceptance of such a theme.

Task	Time Required	Estimated Cost
Design	5 hours	\$250
Build	20 hours	\$1000
Finalize	5 hours	\$250
Maintenance	90 days	\$0

Nick Cordell  
1257 Wylie Street NE  
202.809.7039



## Committee Reports Community Outreach Committee (COC)



### APPENDIX

Policy Association for an Open Society - [pasos.org](http://pasos.org) - I migrated over 1000 files from a members only website and integrated the posts and documents into the non-member website. The project required changing the URL addresses within the posts to point to the new website. In addition, I have added other features to the website, such as an automated periodic newsletter to communicate new posts to members.

The screenshot shows the homepage of the Policy Association for an Open Society (PASOS). The header includes the PASOS logo and the tagline "Strengthening policy centres to make open society work". A navigation menu lists various sections: PROJECTS AND ACTIVITIES, ABOUT PASOS, PASOS BLOG, OUR MEMBERS, MEMBER RESOURCES, EVENTS, NEWS, and PUBLICATIONS. The main content area features a prominent article titled "Azerbaijani activist nominated by PASOS wins human rights prize" with a photo of the activist. Below this are sections for "U.S. ambassador: Czech Republic's history gives country a global moral authority" and "Featured Publications" including "Whistle-blowing in the Montenegrin Police". A search bar, social media links, and a newsletter subscription form are on the right side.

University of North Carolina at Chapel Hill ITS Response Center - [unc.edu/walkin](http://unc.edu/walkin) - For the past eight years, I have been the web developer for the internal website of the help desk at the University of North Carolina. To name a few projects completed during that time:

- Built fully customizable review functionality for employee/supervisor review process
- Built employee scheduling functionality
- Built fully customizable employment application



**Committee Reports**  
Alcohol Beverage and Licensing (ABL)



No report. Committee did not meet in November 2014.



## Committee Reports

### Transportation and Public Space (TPS)



#### MEETING MINUTES

ANC 6A Transportation & Public Space Committee Meeting  
Capitol Hill Towers (900 G Street, NE)  
November 17, 2014

- I. Co-chair Mahmud called the meeting to order at 7:00 pm.
- II. Introductions  
Committee Co-Chair J. Omar Mahmud, Co-Chair Todd Sloves, members Jeff Fletcher, Lara Levison, and Andrea Adelman; Commissioner Nick Alberti; Kathleen Donner of Florida Avenue NE, George Jackson of the Capitol Hill Towers Tenant Council Association; and Jason Levine and Roberta Stewart with the Capitol Hill Classic race were in attendance and introduced themselves.
- III. Community Comment
  - A. Co-Chair Mahmud yielded to community member Anthony Green of Wylie Street NE, to provide an update on clean-up of the alley between Wylie Street and H Street.
    - i. Mr. Green provided photos of the mess in the alley and explained the effort by neighbors to clean up. Mr. Mahmud said he would pass information onto the District Department of Transportation (DDOT) to show that the community is engaged.
    - ii. Asked about frequency of the clean-ups, Mr. Green said it will not be regularly done, but when residents feel it is needed.
    - iii. Mr. Mahmud said he would ask DDOT and the Department of Public Works (DPW) to consider this alley for significant clean-up of sludge, oil and grease.
    - iv. ANC Commissioner Nick Alberti asked if DPW did an assessment and provided tools. Mr. Green said they provided some supplies but to his knowledge had not done an assessment.
    - v. Mr. Mahmud mentioned that the Department of Consumer and Regulatory Affairs (DCRA) is willing to engage us on strenuously ticketing violators.
- IV. New Business
  - A. Presentation by organizers of the 2015 Capitol Hill Classic 10k race to be held on May 17, 2015, and consideration of letter of support
    - i. Jason Levine gave a presentation on the race, comparing it to the recent 2014 race and providing statistics on that event. The 2014 race raised \$92,000.00 and over 4 in 10 runners were Capitol Hill residents. The course for the 10k race will be identical to last year's course. The 3K starting line will line up with the 10K.
    - ii. Streets in ANC 6A open the fastest due to rolling closures.
    - iii. Two churches in ANC 6A are affected and have provided letters of support in previous years. The organizers will be notifying the churches this week and will ask about their needs as it gets closer to the event.
    - iv. Mr. Mahmud asked that Capitol Hill Classic representatives follow up with ANC 6A on their church outreach. Mr. Levine offered to copy Mahmud on emails and letters, but said that they usually do not work it out with the churches in ANC 6A until a few months before the race.
    - v. A resident asked about involving churches more; for instance, having younger church members man water stations. Levine said they have tried but churches on the course have not expressed interest.



## Committee Reports

### Transportation and Public Space (TPS)



- vi. Mr. Mahmud said that if any of the churches have issues, he would like to hear that they are being addressed before providing letter of support to the race organizers.
  - vii. ***Co-chair Mahmud moved that the Committee recommend that ANC 6A send a letter of support for the Capitol Hill Classic Race pending receipt of information regarding engagement with churches on the course and race logistics. Co-chair Sloves seconded the motion and it passed unanimously.***
- B. Presentation by officials from the District Department of Transportation (DDOT) concerning initial results of the Florida Avenue Traffic Study and initial recommendations for road and sidewalk improvements in ANC 6A
- i. Gabe Onyeador, project manager for Florida Avenue, began the presentation. He said the project began last year and stretches the length of Florida Avenue NE from New York Avenue NE to Fourteenth (14<sup>th</sup>) Street NE.
  - ii. The first three (3) alternatives for redesigning Florida Avenue did not address all the elements residents were concerned about, so DDOT came up with a fourth alternative as their proposal.
  - iii. In the proposal, the first component is from New York Avenue to Sixth (6<sup>th</sup>) Street and is five (5) lanes (two (2) lanes east, two (2) lanes west, and one (1) turning lane), the second component is from Sixth (6<sup>th</sup>) Street to West Virginia Avenue and is four (4) lanes (two (2) in each direction), the third component is east of West Virginia Avenue and is two (2) lanes in each direction, however the curb lane on either side is a parking lane at all times except during that direction's peak travel hours. During the AM peak (6:00 am to 9:30 am), there is no parking on north side to allow for heavier west-bound traffic flow, while during the PM peak (4:00 pm to 6:30 pm), there is no parking on the south side to allow for more east-bound traffic. In the first and second components of the avenue, sidewalks will be widened. In the third component east of West Virginia Avenue, sidewalks meet the standard and will be left alone. During the project's design phase, which will begin once funding is programmed, there will be more opportunities for community input. In the second component, east-bound traffic on Florida Avenue will have a left-turn lane onto West Virginia Avenue. That is required based on traffic needs.
  - iv. There will be bike lanes in the third component of the avenue due to lack of space.
  - v. A neighbor, Mr. Goldstein, explained that at the public meeting, the consensus was that the community wanted more than just parking to slow traffic down.
  - vi. Commissioner Nick Alberti said better timing on the signals is needed as a means of regulating traffic flow. He reasoned that if the lights are timed so that an individual moving at the proper speed can move through all intersections, it will encourage moving at the speed limit.
  - vii. Commissioner Mahmud said that in the interim, more consistent parking signage is needed on Florida Avenue. The current situation is confusing and discourages parking.
  - viii. Mr. Mahmud asked how DDOT knows that taking a lane down actually reduces traffic speeds and that it will push traffic onto other local roads. Yolanda, contractor working with DDOT on the project, said that the agency has a model that it uses to predict that.
  - ix. Mr. Onyeador also said that since there is a lane reduction, it will require an environmental study. Mr. Alberti mentioned that DDOT needs to do a better job of factoring in environmental studies when it estimates project timelines.



## Committee Reports

### Transportation and Public Space (TPS)



- x. Mr. Onyeador explained that once DDOT publishes its environmental report this month, they will have to put an application into the federal government on the environmental impact study due to changes in the historic grid, and an air quality study because it is a federal-aid highway. The environmental study usually takes six to nine (6-9 months. Applications will be filed in mid-December 2014.
  - xi. Mr. Mahmud reiterated that, in the meantime, making the parking signs consistent will resolve some issues.
  - xii. Mr. Goldstein asked that DDOT study the speeds on Florida Avenue and engage the Metropolitan Police Department (MPD) on enforcement.
  - xiii. Mr. Mahmud concluded by explaining to the community that while there will not be a lane reduction in excess of the current peak-hour plan, there can be other traffic calming measures like lane narrowing, consistent signage, studies of speeds and spot enforcement.
- V. There was no additional community comment.
- VI. Co-chair Mahmud adjourned the meeting at 8:16 pm.



## New Business



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)  
November 19, 2014

Present:

Members: Missy Boyette, Dan Golden, Justin Thornton, Michael Hoenig,  
Commissioners: Nick Alberti, Commissioner-Elect Matt Levy  
Dan Golden chaired the meeting.

The meeting convened at 7:00 pm.

### Community Comment

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

### Status Reports

#### **Resolution of Previously Heard BZA/HPA Cases**

1. The ANC voted to recommend Bureau of Zoning Adjustment (BZA) approval of the request for relief from the parking requirement for the property at 1802 D St NE (case heard by ED&Z Committee in October 2014), with conditions as outlined by the Committee.
2. The ANC voted to support Zoning Commission approval of the construction of a new dormitory at Gallaudet University.

#### **Other**

1. The ANC voted to approve the H Street Signage Guidelines as proposed and authored by the ED&Z Committee.
2. The ANC reluctantly accepted the resignation of Charmaine Josiah from the ED&Z Committee with appreciation for all her hard work over the years.

### Old Business

**BZA 18891 (1401 F St NE):** The applicant had been seeking variances for lot occupancy, height, FAR, parking requirement, relief from roof structure requirements, and a special exception due to size of the lot in the H Street overlay.

- The applicant clarified that the design has changed such that the height relief and the roof setback relief are no longer issues that will require a variance.
- Regarding FAR, the applicant is asking for an additional FAR relief of 0.8 (previous scheme requested 1.2).
- Regarding parking relief, the applicant stated that they intend to provide parking on site, to offer money to first-time residents for use toward SmarTrip or car share accounts, and to restrict RPP and VPP for the entire building under a covenant tied to the property.
- Regarding requested relief from FAR, the applicant explained that the FAR relief is driven by the shape of the lot, and that the uniqueness of its triangular shape creates practical difficulty. The applicant stated that research has shown that most of the triangular lots in ANC6A are owned by the government, and that the two triangular lots that are not government-owned are zoned R-4. The applicant stated that the efficiency of the floor plate is such that a typical floor plate would be 87% efficient, with a core factor of around 43%; in the case of this property, the core factor is being calculated at around 22%, with the floor plate resulting in awkward unit sizes and unit mix.
- The revision to the plans since the previous presentation is such that the scheme has been reduced by one (1) unit and one (1) bedroom. In addition, the revised structure would now occupy 92% of the lot on the first floor and 97% of the lot on the additional floors.



## Committee Reports Economic Development and Zoning Committee



- Jeff Goins of PGN Architects stated that the trash for residential and commercial uses has been consolidated into one location, loading will occur at the existing curb site, and the building occupies about 44% of the open area of the land (as bound by site curbs). Design modifications include a ‘notch’ that has been located in the northwest (NW) corner of the building. Additionally, the cornice has been defined by change in material. The height reduction has been achieved by designing the structure to use post-tensioned slabs. At the base of the building, the architect proposes to alternate three (3) types of masonry stones.
- The owner described a desire to commission a local artist to install a piece of art in the public space adjacent to the lot.
- Committee members provided comments. One member inquired as to whether this property would qualify for Residential Parking Permits (RPP). Applicant responded that the property owner could apply due to the property changing from commercial to residential use; in this case, owner would have to request RPP. In addition to the covenants precluding the obtaining of RPP by each unit owner, the bylaws would provide that no RPP permits could be obtained by the residents (subject to a regular check by the condominium association and a financial penalty in the event an RPP permit had been obtained) and an additional covenant would preclude this provision of the bylaws from ever being changed.
- Chairman Dan Golden stated that while the Committee appreciates the efforts that have been made, the relief from FAR remains as an issue. Mr. Golden pointed out that 4.0 is allowed by zoning, 4.8 with inclusionary zoning; this proposal is requesting approval for an FAR of 5.6. He added that he still is not convinced as to why such a large increase in density is seen as an appropriate request. Mr. Golden stated the fact that the cited necessity for the FAR variance is to some degree self-inflicted and a consequence of the applicant seeking approval for 100% lot occupancy (in lieu of the by-right amount of 75%). In addition, because of the proposed increased lot occupancy, there would actually be more density by floor than is typically the case under a given FAR. The applicant responded that density can be defined in many forms - number of units, height, physical feel of the lot. Mr. Golden stated that parking could be an issue here; owner stated that the building contains thirty-three (33) residential units.
- ANC 6A Commissioner Nick Alberti inquired as to how the H Street overlay comes into play with this property. Mr. Goins stated that the building provides ground floor retail per the overlay requirements. Committee member asked how many units are being provided to being the FAR from 4.8 to 5.6. The owner stated that this equates to five (5) units.
- Committee member Michael Hoenig stated that he finds the parking relief issue to be a considerable request, in that the applicant is proposing providing zero (0) parking in lieu of the required twenty-nine (29) spaces. Committee member Justin Thornton clarified that, once motion(s) is/are made, the applicant would need to come back to the Committee for approval on items that are being denied.

The Committee made a motion to recommend that the ANC write a letter to the BZA in support of the proposed lot occupancy. Motion was seconded. Motion was approved 4:0.

The Committee made a motion to recommend that the ANC write a letter to the BZA in opposition to the proposed FAR. Motion was seconded. Motion was approved 3:1.

The Committee made a motion to recommend that the ANC write a letter to the BZA in support of the proposed parking requirement variance, with provisions for covenants such that residents would not be allowed to obtain RPP, inclusion of a provision in the by-laws that would provide for an enforcement mechanism in the event a resident obtained RPP, and an additional covenant that would preclude this provision of the bylaws from being amended or removed. Motion was seconded. Motion was approved 3:1.



## Committee Reports Economic Development and Zoning Committee



The Committee made a motion to recommend that the ANC write a letter to the BZA in support of the special exception from the H Street Overlay to allow construction of a multi-family residential building. Motion was seconded. Motion was approved 4:0.

### New Business

1. **BZA 18883 (1251 F Street, NE):** Applicant is seeking a special exception from the on-site parking requirement. The applicant's representative stated that the existing rowhouse at 1251 F Street NE will be replaced with a new rowhouse and that the new structure will be matter-of-right. He described that the existing site abuts five (5) parking spaces in the rear and that the requirement is for one (1) on-site parking space for the site.

Chairman Golden stated that the rendering provided by the applicant had been circulated to the Committee members and that the Committee has concerns regarding the design of the new structure. He inquired as to whether the applicant would be willing to work with the Committee to address these concerns. The applicant responded that they are concerned with aesthetics, that the house on the property now is ugly, and that they are open to suggestions. The applicant requested an understanding of the reaction to the variance prior to addressing changes to the design. Applicant did clarify that the new façade will be brick and will contain two (2) units.

Mr. Golden stated that, in view of the fact that there is no way to access the property by car (access to the rear of the property is blocked by a number of additional lots, not owned by the applicant, each of which contains a garage), the applicant appears to satisfy the standard for the parking variance. Prior to making a motion, it was noted that the applicant will work with the committee on the design prior to the December 11, 2014 ANC meeting. It was also clarified that the applicant is no longer requesting variance from the open-court width requirements as stated in applicant's submission to BZA. Applicant agreed to provide an updated rendering of the building that could be shared with the ANC prior to its December 2014 meeting.

The Committee made a motion to recommend that the ANC write a letter to the BZA in support of the parking variance. Motion was seconded. Motion was approved in vote 4:0.

2. **ZC 14-20 (Rezoning of NW Portion of Square 1070):** Commissioner Nick Alberti explained the background for this case. The issue of the current zoning of Square 1070 came to the ANC's attention when questionable building construction within a property on this square led the neighbors to discover that the entire western portion of the square is zoned C-2-A. This square is mostly residential. The request is that the eight (8) residential properties on the north half and five (5) properties up to the alley (alley runs north-south) be rezoned as R-4 (the northwest (NW) corner of the square). The ANC has sent a map amendment to the Zoning Commission. They have to prove that the proposal is consistent with the comprehensive plan/future land use. The Zoning Commission looks at whether it will make any existing conditions non-conforming; it has been determined that the amendment will not make any existing conditions non-conforming. Signatures have been acquired from thirteen (13) of the fourteen (14) property owners.

Committee member Justin Thornton inquired as to whether anyone in the area that would be rezoned has applied for a loan; if so, the rezoning may devalue their property if they were planning on doing work. Todd Sperry, neighbor, stated that a permit application was submitted in 2013. Mr. Thornton inquired as to whether attempts have been made to contact the owner of the one property who has not signed paperwork regarding the zoning change. Commissioner Alberti responded that neighbors have sent emails and have posted notices to announce today's meeting. In addition, Mr. Alberti



## Committee Reports Economic Development and Zoning Committee



personally emailed the property owner in question to advise him of the meeting. Mr. Alberti reported that the comprehensive plan states a desire to transition Fifteenth (15<sup>th</sup>) Street to residential use (discourage commercial use), conserve residential uses, renovate housing stock and discourage tear-down of homes. The Office of Planning has provided comments that would appear to be consistent with rezoning being appropriate in this case.

The Committee made a motion to recommend that the ANC continue to support the rezoning of the NW portion of Square 1070 in light of the report that was submitted. Motion was seconded. Motion was approved in a vote 4:0.

- 3. 257 Warren Street NE:** Chairman Golden explained that zoning relief from the lot size and lot width requirements for this property was granted two (2) years ago in conjunction with the applicant's proposal to subdivide three (3) lots into two (2) properties. At that time, the ED&Z had recommended that the ANC oppose the relief; the ANC, however, took no position, and the BZA approved the relief. Since that time, the variance has expired, and the developer has petitioned for an extension due to personal health issues.

Matt Levy (ANC Commissioner-Elect) stated that the community concern is related to the number of units, the parking variance and height. Mr. Golden stated that, procedurally, unless there is some changed circumstance or other issue relating to whether there is good cause for the extension itself, there is no real basis to oppose the request. In Mr. Golden's view, it would not be appropriate to revisit the merits of the underlying case at this point.

The Committee made a motion to take no action. Motion was seconded. Motion was approved in a vote 4:0.

- 4. Zoning Commission Hearing on Amendments re: "Pop-Ups" and Other Density-Related Issues:** Chairman Golden explained that the Zoning Commission is considering amending the Zoning Code to address "pop-ups," which have become a hot topic in ANC6A where R-4 zoning provides forty feet (40') of height as matter-of-right. The proposal would change the height limit to thirty-five feet (35'), but up to 40' with special exception. Other proposed amendments in the Zoning Commission proposal would include a change to the definition of "mezzanine", which is defined as a floor level that takes up less than 1/3 of the floor area and does not count as a "story". Currently, someone in the R-4 zoning district can go up to three (3) stories with an additional mezzanine at the top of the structure. The proposal would change the Zoning Code to count a mezzanine as a story. The third part of the proposal suggests amending the maximum permitted height of a roof structure from eighteen feet (18') to ten feet (10'). The final proposed amendment would require a special exception before an R-4 property may be converted to an apartment house (provided there is a minimum 900 square foot per unit); currently, this may be done by right.

The Committee was supportive of the proposed regulations. It was noted with regard to the building height and apartment house conversion provisions that they would not flatly prohibit the relief in question, but instead would require special-exception review, which would allow for a case-by-case assessment of light, air, and privacy issues. Mr. Golden also noted that the apartment house conversion changes may not have much impact in ANC6A as the lot sizes are generally smaller than in those neighborhoods, such as Mount Pleasant, where this appears to have become a major issue.

The Committee made a motion to recommend that the ANC write a letter to the ZC in support of reducing the maximum permitted building height in the R-4 district to 35' with 40' permitted by special exception. Motion was seconded. Motion was approved in vote 4:0.



## Committee Reports Economic Development and Zoning Committee



The Committee made a motion to recommend that the ANC write a letter to the ZC in support of amending the definition of a “mezzanine” to state that it shall be counted as a story. Motion was seconded. Motion was approved in vote 4:0.

The Committee made a motion to recommend that the ANC write a letter to the ZC in support of reducing the maximum permitted height for a roof structure from 18’ to 10’. Motion was seconded. Motion was approved in vote 4:0.

The Committee made a motion to recommend that the ANC write a letter to the ZC in support of requiring a special exception for the conversion of any R-4 property to an apartment house. Motion was seconded. Motion was approved in vote 4:0

The meeting adjourned at 9:00 pm.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, December 17, 2014  
7:00-9:00 pm  
640 10th Street NE  
Sherwood Recreation Center, Second (2<sup>nd</sup>) Floor**



## Committee Reports Economic Development and Zoning Committee



December XX, 2014

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 18891 (1401 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 11, 2014, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a variance from the lot occupancy requirements set forth at § 772, the off-street parking requirements (under certain conditions discussed below) set forth at § 2101.1, and for a special exception for new construction on a lot greater than 6,000 square feet in the H Street overlay under §1320.4, and to oppose the Applicant's request for a variance from the floor-to-area-ratio (FAR) requirements set forth at § 771. The applicant seeks the requested relief to permit the construction of a multi-family residential building with ground floor retail in the C-3-A/HS-A Zone District.

The Commission supports granting the requested variances from the lot occupancy and off-street parking requirements because strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. The Commission recognizes that a variance from the lot occupancy requirements is appropriate in view of the unusual shape of the lot and the fact that the lot itself occupies a relatively small portion of the square in which it is located. The Commission supports granting of the off-street parking variance only on the condition that: 1) covenants be recorded in the land records for each unit prohibiting the owner or resident of the unit from obtaining a residential parking permit; 2) the bylaws for the building prohibit any owner or resident of a unit from obtaining a residential parking permit, require a regular review as to whether this bylaw provision has been violated, and provide an enforcement mechanism in the event that it has been violated; and 3) a covenant be recorded in the land records that provides that this by-law provision may not be amended or removed.

The Commission opposes granting the variance from the FAR requirements because the proposed FAR for the structure (5.6) exceeds what the Commission believes to be reasonable. The Applicant has cited the unusual triangular shape of the lot in support of its request for this variance. The Commission believes, however, that although the unusual shape of the lot justifies in part a variance from the lot occupancy requirements, it does not further justify a second variance, in this case from the FAR requirements. Presuming a grant of a variance from the lot-occupancy requirements, any "floor" of the structure already will be significantly larger than otherwise would be permitted by right. Accordingly, even an incremental increase in FAR over the permitted limit of 4.8 will result in an inordinately large increase in the total square footage of the structure. In addition, the Commission believes that such a significant departure from the permitted FAR will set an unfortunate precedent for future zoning relief requests in ANC6A.

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<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



## Committee Reports Economic Development and Zoning Committee



Finally, the Commission supports granting the special exception permitting new construction on a lot greater than 6,000 square feet in the H Street overlay because, in the view of the Commission, it meets the enumerated criteria for such relief. Specifically, the Commission concludes that the project is consistent with the intent of the design requirements of § 1324 and the H Street, N.E. Strategic Development Plan, that the architectural design of the project enhances the urban design features of the immediate vicinity in which it is located, that vehicular access and egress promote safe and efficient pedestrian movement, that parking and traffic conditions associated with the operation of the project will not adversely affect adjacent or nearby residences, that noise associated with the operation of the project will not adversely affect adjacent or nearby residences, and that the size, type, scale, and location of signs will be compatible with the surrounding corridor and consistent with the design guidelines of the H Street, N.E. Strategic Development Plan.

Please be advised that Nicholas Alberti and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A



## Committee Reports Economic Development and Zoning Committee



December XX, 2014

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 18883 (1251 F Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>2</sup> on December 11, 2014, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a variance from the off-street parking requirements set forth at § 2101.1. The Applicant seeks the variance in connection with planned new residential construction on the property.

The Commission supports granting the requested variance because strict application of the above-referenced zoning requirement would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. Specifically, the rear of the property is blocked by garages owned by other property owners and therefore has no access to the alley, making compliance with the off-street parking requirements impossible.

Please be advised that Nicholas Alberti and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A

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<sup>2</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



## Committee Reports Economic Development and Zoning Committee



December XX, 2014

Ms. Sharon Schellin  
Secretary to the Zoning Commission  
DC Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> St. NW, Suite 210S  
Washington, DC 20001

Re: ZC Case No. 14-11 (Proposed Zoning Amendments)

Dear Ms. Schellin,

At a regularly scheduled and properly noticed meeting<sup>3</sup> on December 11, 2014, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to submit the following comments in support of the pending proposal to amend Chapters 1, 3 and 4 of the zoning regulations in the above-referenced matter, currently scheduled for public hearing on January 15, 2015.

ANC6A is predominantly zoned R-4 and it would therefore be impacted in significant measure by the proposed regulations. Although a significant portion of ANC6A is included within an historic district, much of the ANC is not. For that reason, many blocks of well-preserved and historic two-story row homes are uniquely threatened by the regime of unregulated “pop-up” construction in place under the current by-right height limit of 40 feet and other provisions of the zoning code addressed by the Zoning Commission’s pending proposal.

In view of the foregoing, ANC6A wishes to express its support for the amendments being proposed by the Zoning Commission. Specifically, ANC6A supports amending the zoning code to: 1) reduce the permitted height of by-right construction in the R-4 district to 35 feet, with 40 feet permitted by special exception; 2) amending the definition of “mezzanine” so that a “mezzanine” is counted as a “story”; 3) reducing the permitted height of by-right construction of a roof structure located on one-family detached, semi-detached, or row dwelling or flat from 18.5 feet to 10 feet; and 4) requiring special exception relief for the conversion of a building or other structure existing before May 12, 1958 in the R-4 district to an apartment house.

The Commission believes that the proposed amendments strike the correct balance by permitting the above-referenced construction in appropriate cases, but only after an opportunity for oversight by the Board of Zoning Adjustment with community input from the ANC.

Please be advised that Nicholas Alberti and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A

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<sup>3</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC-6A and NewHillEast yahoogroups, on the Commission’s website, and through print advertisements in the Hill Rag.



**Committee Reports  
Economic Development and Zoning Committee**



<small>(Revised 1/1/11)</small>	Case No. _____			
*** =	<b>BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA</b>	*** =		
<b>FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP</b>				
<b>* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.</b>				
<p>Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated.</p>				
<p>In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:</p>				
<b>Square No.</b>	<b>Lot No.</b>	<b>Square Feet</b>	<b>Existing Zoning</b>	<b>Requested Zoning</b>
1070	14 lots total	See attached	listing of lots	
Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties:				
Address or boundary description of the premises:		Square 1070 - 15 15th St NE - 31 15th St NE and 1505 A St NE - 15011 A St NE, plus lot 73 in alley Northwest quadrant of Square 1070, bounded by A St to the north, center alley of the square to the east, southern property line of 15 15th St to the south and 15th St to the west.		
Total Area of the Site in Square Feet:	23, 408	Total Area of the Site in Acres:		
Single-Member Advisory Neighborhood Commission District(s):	SMD 6A04			
If applicable, Historic District(s) in which site is located:				
<p>I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)</p>				
Signature:			Date:	
Name:	<small>Please Print</small>		Owner: <input type="checkbox"/>	Applicant/ Petitioner: <input type="checkbox"/>
<b>Person(s) to be notified of all actions:</b>				
Name:				
Address:				
Zip Code:		Phone No(s).:		E-Mail:
<b>ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.</b>				



Committee Reports  
Economic Development and Zoning Committee



Listing of Lots

Address	Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
1505 A St NE	1070	84	1,539	C-2-A	R-4
1507 A St NE	1070	85	1,671	C-2-A	R-4
1509 A St NE	1070	86	1,895	C-2-A	R-4
1511 A St NE	1070	94	5,936	C-2-A	R-4
31 15th St NE	1070	83	1,060	C-2-A	R-4
29 15th St NE	1070	82	1,060	C-2-A	R-4
27 15th St NE	1070	81	1,060	C-2-A	R-4
25 15th St NE	1070	80	1,060	C-2-A	R-4
23 15th St NE	1070	76	1,534	C-2-A	R-4
21 15th St NE	1070	75	1,430	C-2-A	R-4
19 15th St NE	1070	74	1,514	C-2-A	R-4
Alley Lot	1070	73	821	C-2-A	R-4
17 15th St NE	1070	39	1,328	C-2-A	R-4
15 15th St NE	1070	38	1,500	C-2-A	R-4

Total Square Feet 23,408



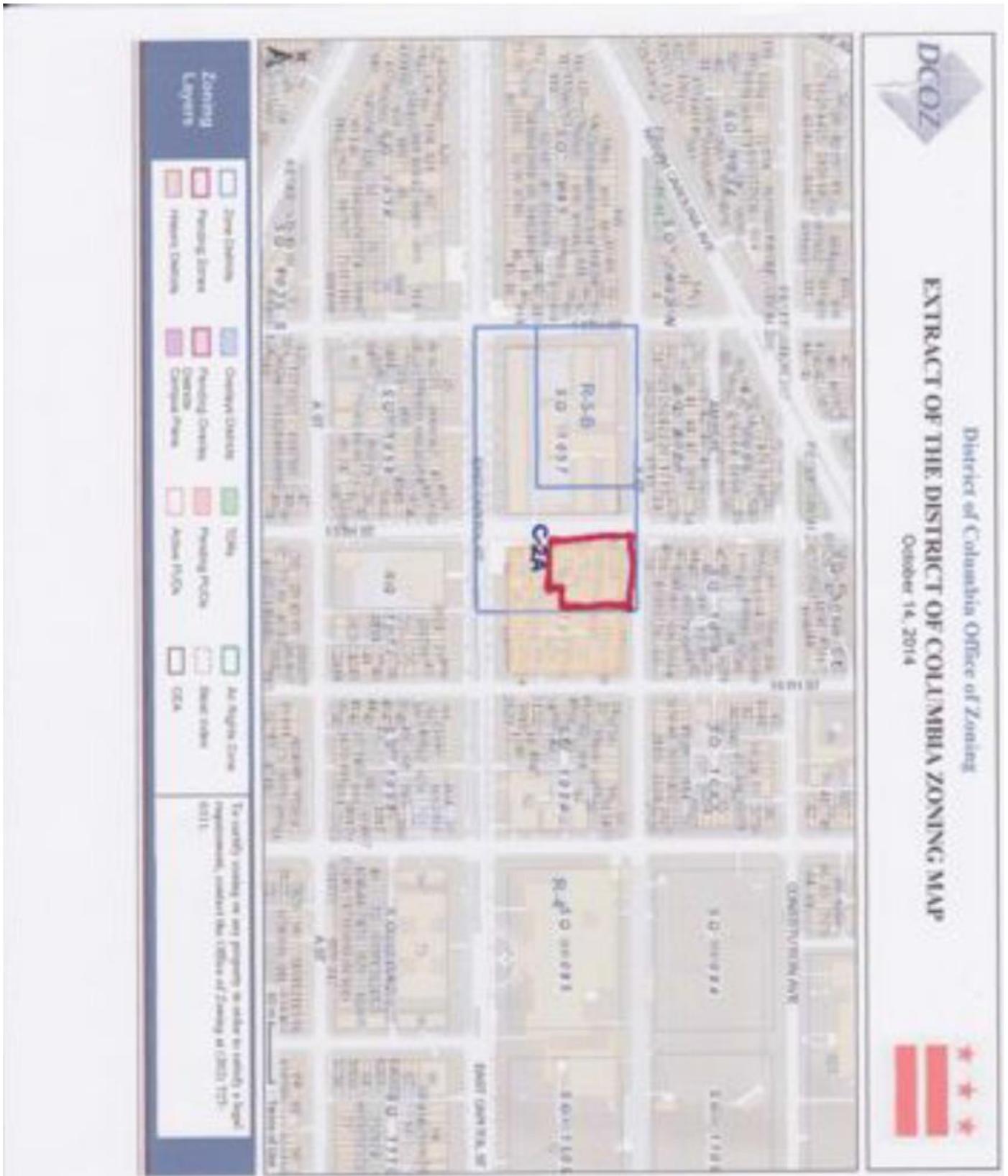


Committee Reports  
Economic Development and Zoning Committee





# Committee Reports Economic Development and Zoning Committee





## Committee Reports Economic Development and Zoning Committee



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



October 14, 2014

Chairman Anthony Hood  
D.C. Zoning Commission  
441 Fourth Street NW, Suite 210S  
Washington, DC 2000

Re: Map Amendment for Square 1070

Dear Chairman Hood,

At a regularly scheduled and properly noticed meeting on April 10, 2014<sup>1</sup>, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to request a Map Amendment for the western half of Square 1070 to change the zoning designation from C-2-A district to R-4 district. Square 1070 is bounded by East Capitol Street to the south, 15th Street to the west, A Street to the north, and 16th Street to the east. We are requesting that the area of the fourteen (14) contiguous individual lots listed on our application be rezoned from the current C-2-A designation to an R-4 designation. These lots comprise the northwest quadrant of Square 1070.

An alley running north/south from E. Capitol St NE to A St NE bisects square 1070. The eastern half of Square 1070 is currently zoned R-4 while the western half is zoned C-2-A. The square is composed primarily of two-story row houses. There are currently four commercial properties on the western half of the square that front on E. Capitol St. NE. The remainder of the properties on E. Capitol are residential. There are currently two multi-unit residential properties on the southern most portion of 15<sup>th</sup> St NE. The remainder of the 15<sup>th</sup> St properties are residential, most of which are two-story row house. The entirety of A St NE, and 16<sup>th</sup> St NE are comprised of two-story residential row houses. The adjacent squares to the north, south and east of Square 1070 are zoned entirely R-4. The adjacent square to the west is occupied entirely by the Car Barn residential condominiums.

The current zoning designation of C-2-A for the northwest portion of Square 1070 allows the properties along A St and 15<sup>th</sup> St to be converted to commercial uses. The commercial use of those properties would be out of keeping with the residential nature of the neighborhood.

The C-2-A zoning designation also allows for the matter-of-right construction of buildings on 15<sup>th</sup> St and A St that are incongruent with the scale and architecture of the

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<sup>1</sup> ANC 6A meetings are advertised electronically on the listserves [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com) and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.



## Committee Reports Economic Development and Zoning Committee



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



surrounding homes. Such a threat to the integrity and quality of the historic architecture of the neighborhood has already occurred. A developer has recently proposed to tear down a two-story row house on at 1511 A St NE (lot 94) and replace it with a matter-of-right multiunit residential structure of eighteen (18) units. The height of the proposed building is 50 ft., which would tower over the surrounding two-story row houses. The design and scale of the proposed building would be out of keeping with the surrounding homes and detract from the integrity of the historic row house architecture that is predominant on this square and in the surrounding neighborhood. The density of the proposed use would be incompatible with the remainder of A St. NE and the surrounding row house neighborhoods.

We believe that a Map Amendment to change the current zoning of the fourteen (14) lots from C-2-A to R-4 is consistent with the 2006 Comprehensive Plan. In an email to affected residents Mr. Joel Lawson, Associate Director of DC Office of Plan, wrote *“In the case of the lots you wish to have rezoned, the current zoning is C-2-A (a low to moderate density commercial mixed use zone), but the Comp Plan Generalized Land Use Map indicates this square for low to moderate density residential development – the orange area on the map below. Typical zones for this designation are R-4, R-5-A, or R-5-B, although other zones may also be appropriate”*.

A Map Amendment to update the zoning of Square 1070 is needed to preserve the integrity and quality of the residential nature of the neighborhood, and to preserve the historic architecture of the square and the surrounding neighborhood. It is needed to maintain a scale of buildings and density that is compatible with the surrounding neighborhood.

Rezoning the northwest quadrant of Square 1070 (14 lots) as R-4 is consistent with the District’s 2006 Comprehensive Plan for the following reasons:

1. Square 1070 is located in the Capitol Hill Planning Area described in Volume II Area Elements of the Comprehensive Plan. The square lies in and is surrounded by an area designated as a **Neighborhood Conservation Area** on the Generalized Policy Map and **Moderate Density Residential** area on the Future Land Use Map.
2. The following policy statements in Volume II. Capitol Hill Area Element of the Comprehensive Plan support the rezoning of the northwest quadrant of Square 1070 to an R-4 district:

### **Policy CH-1.1.11 15<sup>th</sup> Street Commercial District**

*Discourage the further expansion of commercial uses along 15<sup>th</sup> Street SE. This corridor should gradually transition to predominantly residential uses, compatible in density with adjacent row house blocks. As this transition occurs, efforts should be made to retain the existing corner stores and small businesses*



## Committee Reports Economic Development and Zoning Committee



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



*which serve the community.*

The goal of discouraging potential expansion of commercial uses along 15<sup>th</sup> St NE would be promoted by rezoning the lots of Square 1070 facing 15<sup>th</sup> St NE to an R-4 district. The change in the zoning designation would facilitate the transition of 15<sup>th</sup> St. to residential uses. It would prevent commercial use of those properties without first seeking zoning relief for such use.

### **Policy CH-1.1.1 Conserving Residential Uses**

*Maintain the integrity and quality of Capitol Hill's residential uses, and recognize the importance of its historic architecture and housing stock to the entire District of Columbia. Ensure that Comprehensive Plan and zoning designations for Capitol Hill neighborhoods sustain its moderate density land use pattern.*

Nearly all of Square 1070 is comprised of two-story row houses that were built almost a century ago. The A St NE portion of Square 1070 is currently made up entirely of two-story row houses, as is the opposite side of the street. The look and feel of those houses remains much the same as when they were built. Rezoning of the northwest portion of the square would recognize the historic row house architecture and would further the goal of maintaining the integrity and quality of the neighborhood's historic residential use.

3. The current C-2-A zone is inconsistent with:

### **Policy CH-1.1.2 Renovation of Housing Stock**

*Encourage the rehabilitation and renovation of the building stock throughout the Capitol Hill Planning Area, taking steps to preserve and restore important historic features. Where infill development occurs, its scale and character should be compatible with prevailing neighborhood densities and its design should contribute to neighborhood continuity and quality.*

The current zoning allows for matter-of-right construction that is incompatible with the scale and character with the prevailing neighborhood densities. It encourages the demolition of existing row houses to make way for construction of much larger matter-of-right construction.



## Committee Reports Economic Development and Zoning Committee



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



4. The following policies statements in Volume I. Chapter 3 Land Use of the Comprehensive Plan directly support rezoning the northwest quadrant of Square 1070 to an R-4 district:

### **Policy LU-2.1.6 Teardowns**

*Discourage the replacement of quality homes in good physical condition with new homes that are substantially larger, taller, and bulkier than the prevailing building stock.*

Rezoning the northwest quadrant of Square 1070 to an R-4 district will discourage property owners from tearing down the existing two-story row houses to make way for much large structures that are allowed as a matter-of-right under the current C-2-A zoning designation. As mentioned earlier, a proposed development at 1511 A St NE would do just that.

### **Policy LU-2.1.7 Conservation of Row House Neighborhoods**

*Protect the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, considering additional row house neighborhoods for “historic district” designation, and regulating the subdivision of row houses into multiple dwellings. Upward and outward extension of row houses which compromise their design and scale should be discouraged.*

The zoning requirements of an R-4 district would further protect the character of this row house neighborhood by preventing alterations to existing structures inconsistent with the height, scale and pattern of the existing row houses on this block and the surrounding neighborhood. It also prevent new construction that is similarly incongruent with its surrounding.

5. The current C-2-A zoning is inconsistent with:

### **Policy LU-2.1.8.**

*Discourage the zoning of areas currently developed with single family homes, duplexes, and rowhouses (e.g., R-1 through R-4) for multi-family apartments (e.g., R-5) where such action would likely result in the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhood.*

This policy discourages ‘the demolition of housing in good condition and its replacement with structures that are potentially out of character with the existing neighborhood’. The current C-2-A zoning designation of the northwest quadrant of Square 1070 does just the opposite. It encourages property owners to replace existing two-story row houses with much larger matter-of-right buildings that are out of



Committee Reports  
Economic Development and Zoning Committee



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



character with the row house character of the surrounding neighborhood. This is evident from the proposed development for 1511 A St NE.

The request to rezone the northwestern portion of Square 1070 has broad supported among the homeowners on 15<sup>th</sup> St NE and A St NE. I've included a petition signed by ten of the affected owners. I've also included pictures of 15<sup>th</sup> St NE and A St NE to illustrate the residential row house nature of neighborhood.

Please accept this petition for a Map Amendment to change the zoning of fourteen lots on Square 1070. We hope that you will agree with our conclusion that is appropriate to apply an R-4 zoning district to those properties.

On Behalf of the Commission,

Nicholas Alberti  
Chair, Advisory Neighborhood Commission 6A



**SQUARE 1070 PETITION FOR REZONING**

We, the undersigned, hereby request that Square 1070 be re-zoned from the current C2A to R4. We believe that re-zoning to R4 will maintain the consistency and appeal of our neighborhood and that such zoning better reflects the intentions of the Office of Zoning's Comprehensive Plan.

We understand that re-zoning to R4 means that all future buildings and any re-models of current homes must comply with R4 regulations as defined by the District of Columbia.

PRINT	SIGN	ADDRESS
Kasha Brown	<i>[Signature]</i>	1509 A ST NE
Regina Rushing	<i>[Signature]</i>	1509 A ST NE
WANDA Calhoun	<i>[Signature]</i>	1505 A STREET NE
Ruel Davis	<i>[Signature]</i>	2315 15th St. NE Wash DC 20002
VASCO HOLINI	<i>[Signature]</i>	25 15th STREET NE.
Mary Helen Perry	<i>[Signature]</i>	21 15th Street NE
Andrew Lyons	<i>[Signature]</i>	1715 <sup>th</sup> St NE
Dena Tompros	<i>[Signature]</i>	15 15th St, NE
BRIAN ALCORN	<i>[Signature]</i>	31 15 <sup>th</sup> ST, NE
Jen Buesinger	<i>[Signature]</i>	1507 A ST NE
Mary Jennings-Butler	<i>[Signature]</i>	27 15 <sup>th</sup> St. NE
Larry Butler Jr.	<i>[Signature]</i>	27 15 <sup>th</sup> St. NE.



Committee Reports  
Economic Development and Zoning Committee



Corner of A St and 15th St Looking East and South





Committee Reports  
Economic Development and Zoning Committee



Looking East on A St from Corner of 15th St and A St NE





15th St Homes in C-2-A District



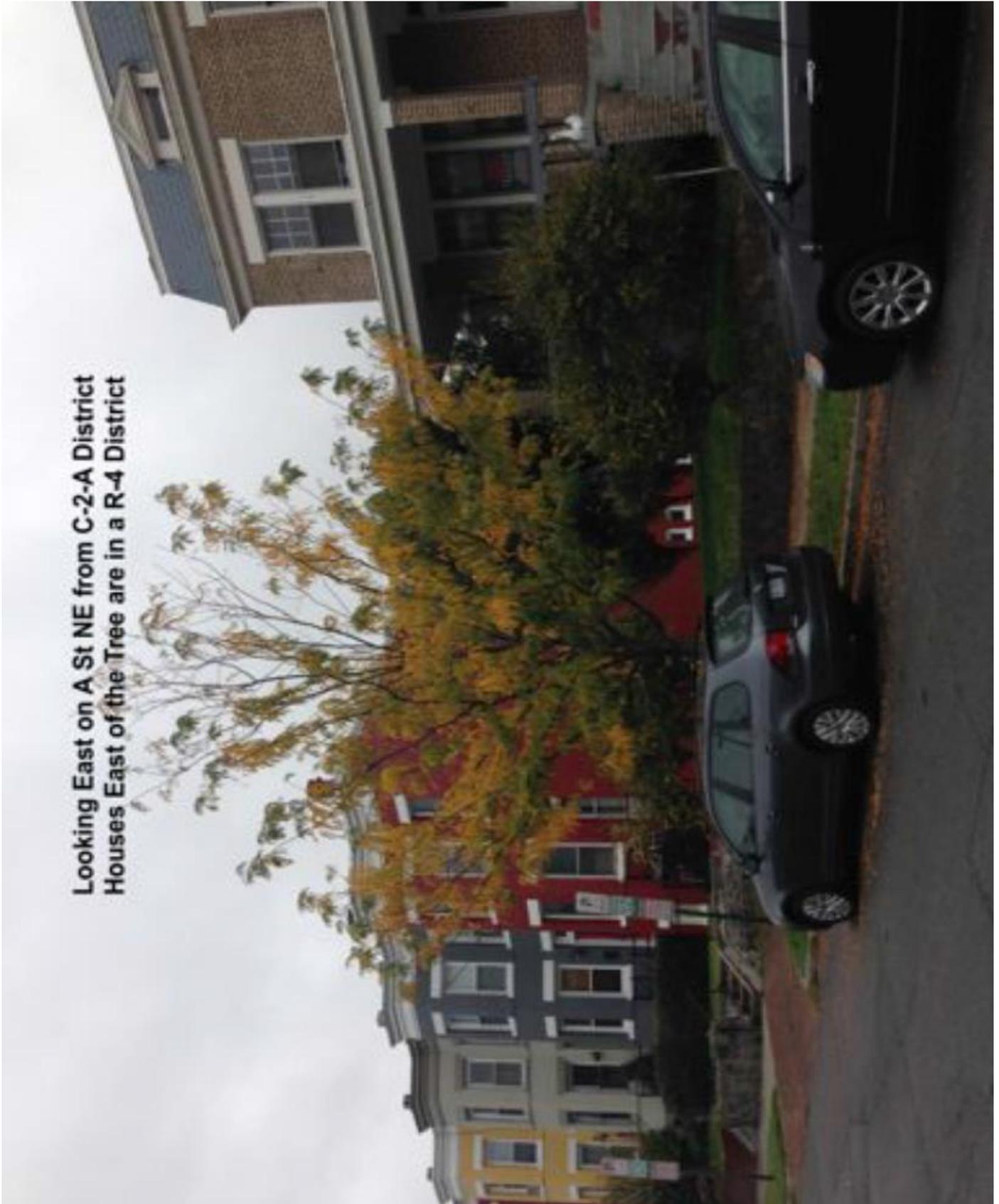


Committee Reports  
Economic Development and Zoning Committee



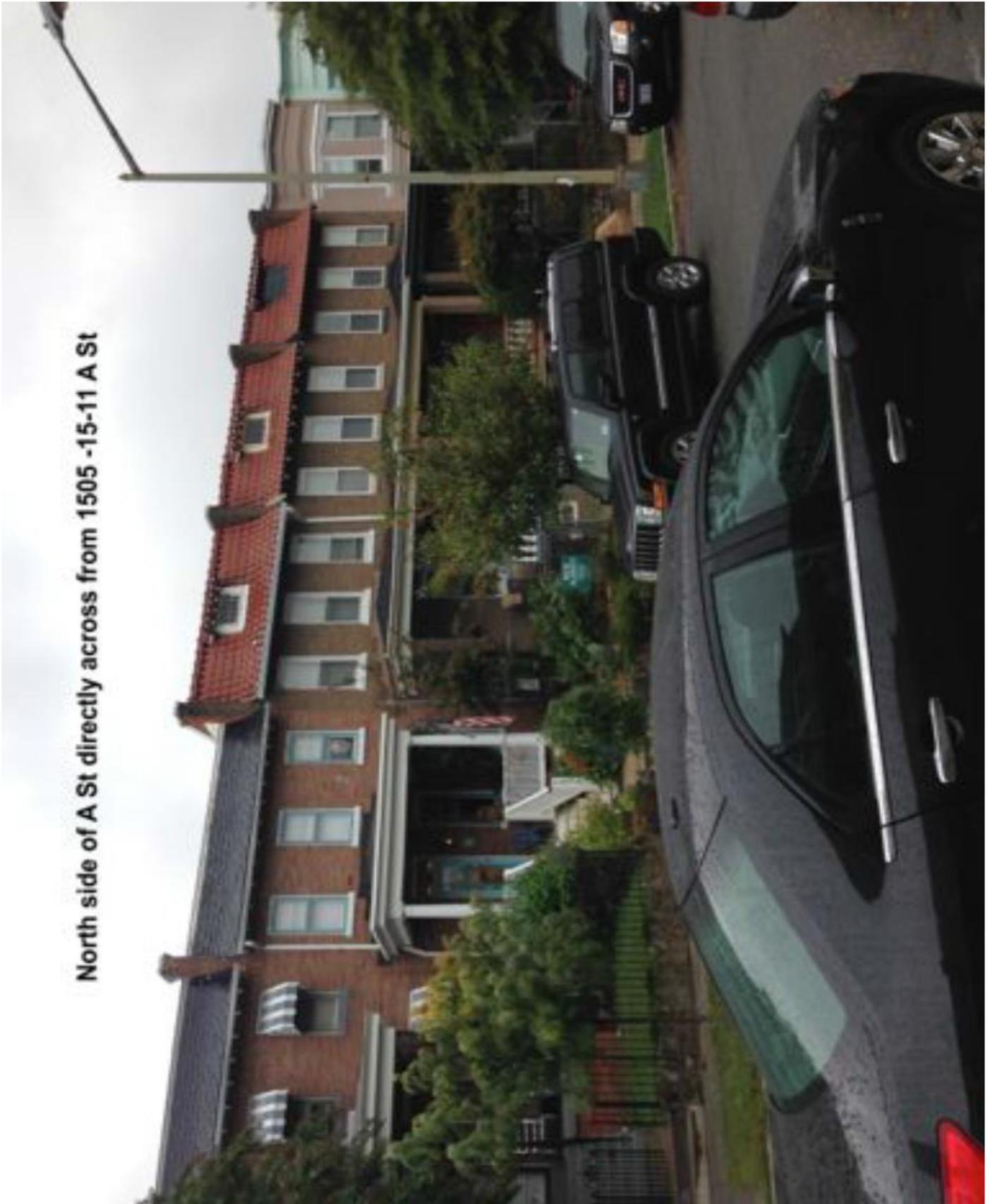


Looking East on A St NE from C-2-A District  
Houses East of the Tree are in a R-4 District





North side of A St directly across from 1505 -15-11 A St





## New Business

