

AGENDA

ANC 6A Economic Development & Zoning Committee

Tuesday June 26, 2007, 7-9:00 PM

Capitol Hill Towers (900 G St, NE)

Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. 200 H (Drew Ronneberg) (3 minutes)
2. H Street Upzoning Moratorium (Rich Luna/Drew Ronneberg) (3 minutes)
3. Vacant Properties (Heather Scott) (3 minutes)
4. Historic District Expansion/Creation (Annie Swingen) (3 minutes)
5. Comstock PUD (Stephanie Nixon/Drew Ronneberg)

8:15 **Old Business** - None

8:15 **New Business**

1. BZA 17620 (1383-85 H St NE). The applicant was originally seeking 3 variance but is now only seeking one variance from the parking requirement because there is no access to the back of the property from the alley. Mr. Robbins is also seeking a special exception from the H Street Overlay District which permits new construction 1.0 FAR of non-residential use in the Arts District. Mr. Robbins would like to have 1.5-2.0 FAR of non-residential use which is permitted under the underlying C-3-A zone. He would like to get feedback from the community about what use would occur in the non-residential FAR. (30 minutes)
2. Historic District Expansion/Creation. Discuss whether ANC 6A should support conducting a survey of existing properties within the boundaries of the ANC that could be used for a Historic District nomination. This is not a motion to support the creation/expansion of a Historic District, which would only come after the results of the survey are known and there is extensive community outreach to determine if there was community support for a survey. ANC 6C has already passed a motion supporting a survey. (10 minutes)
3. Vacant Properties. In the work of cataloging vacant properties in ANC 6A/6C, a number of technical errors were found in the DCRA and OTR vacant properties lists. Discuss authorizing sending a letter to DCRA and OTR pointing out these technical errors. (10 minutes)
4. 1016 H Street NE. This property has received a building permit to "Renovate existing building to accommodate a fast food restaurant." However a fast food restaurant on H Street requires a special exception and to date no application for a special exception has been received by ANC 6A. Discuss whether ANC 6A should appeal the building permit and the authorize the appealing of the future C of O. (5 minutes)
5. Letter of support for Bill Crews, former zoning administrator. Mr. Crews, the city's zoning administrator, was put on administrative leave from his job. More can be read here: http://www.examiner.com/a-785878~District_zoning_chief_ousted.html and here: http://www.examiner.com/a-787694~Mendelson_questions_Fenty_s_dismissal_of_Crews_as_zoning_chief.html. Mr. Crews has a very important but relatively unknown position whose ruling on zoning matters affects ANC 6A directly. (10 minutes)

6. Illegal Construction. Properties which have no issued/posted building permits and have been reported to DCRA but have not received a stop work include: 637 10th ST NE, 209 19th St NE, 213 19th St NE, 217 19th St NE, 323 18th St NE. (15 minutes)
7. 701 10th St NE. This property has ignored DDOT orders to fix the curbcut and driveway and will soon apply for a C of O from DCRA. Given the lack of coordinating between the 2 agencies, we should consider preemptively appealing the C-of-O. (5 minutes)
8. Trader's Joe's may come to the new 3rd and H Stewart development. See email in agenda package. Discuss whether ANC 6A should write a letter to Trader Joe's urging them to come to H Street. (10 minutes)

9:00 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 431-4305.

Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

Agenda Item #6



Agenda item #7



Agenda item #8

From: "anne phelps" <anne.phelps@gmail.com>
To: ANC6C04 <anc6c04@googlegroups.com>
Date: Thu, 21 Jun 2007 19:28:59 -0400
Subject: Trader Joe's on H Street?
Hello neighbors,

I received an email from Commissioner Alan Kimber (6C05) earlier this week that I would like to pass on to you.

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Fellow Commissioners,

As many of you may know, Harris Teeter backed out of their non-binding commitment to locate a store at the corner of 3rd & H Street NE, in the Steuart Development residential & retail project that was approved by the ANC last year.

The developer has been in talks with several other specialty grocery chains, with the two most promising being Trader Joe's and Yes! Organic Market. I think either would be an excellent addition to the neighborhood, and fill a much needed void. Both are smaller stores, and the developer is looking at splitting the space that Harris Teeter would have occupied, in order to lease part to one of these stores, and to secure a pharmacy tenant for the remainder of the former HT space.

Now that there are a couple of promising possibilities, the time has come where community support / pressure will be of most help in getting a store to commit to the space. If you are interested in helping bring a quality grocery store to our immediate area, please contact the stores and let them know how you feel about them locating a store at 3rd & H Street NE. Here is the contact information for each store:

Trader Joe's
Online: http://www.traderjoes.com/location_requests_form.aspx

Yes! Organic Market
Online:
http://www.livingnaturally.com/contact_us_multi.asp?storeID=626D898C04BE4BDF91F7DE5E80E4133D

The more unique messages they receive, the better, so please tell them your reasons for why they should come to our neighborhood. A few things to emphasize, if you like:

- locating specifically at 3rd & H Street NE
- why you think this is an ideal location
- neighborhood really wants them
- why you would shop there
- ongoing revival of H Street
- many new high-end condos delivering now & by the time they open
(over 500 nearing completion, over 600 already have zoning approval,

over 400 more with pending applications)

We've waited a long time for quality grocery shopping alternatives, and now we are in a position to directly help in attracting a store to our immediate neighborhood. Please help if you have the time and interest. Thank you.

Best,
Alan Kimber
ANC Commissioner, 6C05
(c) 202-390-0235
(f) 877-765-6928 (toll-free)

Blog: <http://anc6c05.blogspot.com>
Website: www.alankimber.org

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We have a real opportunity here to bring a small, reasonably-priced market to our neighborhood. Should we succeed, in just a few years we'd have to two new grocers we could visit by foot -- the grocery store going in the 100 block of M St. NE (breaking ground within a year) and Trader Joe's at 3rd and H. If you support this endeavor, please contact the company with your thoughts.

H St. Main Street has also formed a committee to officially pursue Trader Joe's. I'll be participating and I'll keep you posted.

Thanks,
Anne Phelps
Commissioner, ANC 6C04