

**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
January 20, 2016**

The meeting convened at 7:00 pm.

Present

Members: Brad Greenfield (Chair), Missy Boyette, Matt Turkstra, Laura Gentile.
Commissioners: Stephanie Zimny and Sondra Phillips-Gilbert.
Brad Greenfield chaired the meeting.

Community Comment

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

Old Business

1300 H Street NE

There was an update on the development and the plans that have been submitted to the Board of Zoning Authority (BZA). Drawings have not been changed but more detail has been added to comply with the new penthouse regulations. These documents were not required but wanted to be ahead of the game. Officially, BZA calls this process a change, but in reality it is more of a clarification.

Brad Greenfield made a motion that the Committee support the modification pending the final submission; Laura Gentile seconded the motion. The vote was unanimous.

New Business

1701 H Street NE (Case Number 15-31): The PUD seeks a land use designation change from the existing C-3-A to C-2-B in order to develop the Property. The applicant will also use the PUD process to obtain relief from other requirements of the Zoning Regulations, including the parking, loading and roof structure requirements.

The development is in ANC 5D, but borders ANC 6A. The PUD will include 12,000 square feet of retail and 180 residential units. Units will be offered primarily for rental, mostly two (2) bedroom and smaller, approximately 600 - 700 square feet, with a two-bedroom unit renting for \$2,400/month. Eight percent (8%) of the units offered would be inclusionary.

The developer is planning on making improvements to the alley behind the building which will be used to access the parking garage and loading bay. There will also be a service entrance and curb cut along Benning Road. The front of the building, which will be ninety (90) feet high, will be on Benning Road, although the address will be H Street. The developer reported that the change in zoning matches the intended density of the development. The developer also reported that they will be widening and improving the sidewalks around the building. The developer hopes to start construction in a year. The developer is proposing forty-five (45) parking spaces in total for the development, with fifteen (15) of those for retail use. The developer stated that they did not believe that tenants would use all of the available parking, but indicated that if more parking was needed they might seek an arrangement with the Hechinger Mall next door to use some of their parking. The developer reported that they are

conforming to the new penthouse regulations, but currently have a non-compliant railing.

Brad Greenfield asked if the two (2) developers building in the area will hold joint community meetings; the developer said he would be open to it. Missy Boyette suggested adding lighting to engage Seventeenth (17th) Street NE.

There were many comments from the community:

- Sondra Phillips-Gilbert said the building is too tall and too deep for the area. There are many concerns about parking.
- It was suggested that cameras should be added for security.

230 Twelfth (12th) Place NE (Case Number 19198): Application for a special exception under §223, not meeting the lot occupancy requirements under §403.2, the open court requirements under §406, and the nonconforming structure requirements under §2001.3 to construct a two (2) story rear addition to an existing one (1) family dwelling.

The owner will remove the existing deck, build an eight feet (8') deep addition and wants to extend the existing dog leg. They are going to 63.9% lot occupancy. The owner has received a letter of support from two (2) adjacent houses.

Brad Greenfield moved that the Committee support the requests; Missy Boyette seconded the motion. The vote was unanimous.

619 Elliott Street NE (Case Number 19199). Applicants are asking for a special exception under §223, not meeting the lot occupancy requirements under §403.2, the open court requirements under §406, and the nonconforming structure requirements under §2001.3 to construct a third story addition to an existing one family dwelling.

The owner received letters from 615 and 617 Elliott Street NE. They have not received a letter from 621 Elliott Street NE since they have concerns about the sunlight. The applicant also had not received a letter of support from 623 Elliott Street NE, but the lighting study found that their lighting would also be impacted. The applicants will reach out to 623 Elliott Street NE. The finish will match the existing house.

Brad Greenfield made a motion that the Committee support the application, pending the applicant gets letters of support from 621 and 623 Elliott Street NE and the house across the street (622 Elliott Street NE). Laura Gentile seconded the motion; the vote was unanimous.

The meeting was adjourned at 8:30 pm.