

MINUTES
ANC 6A EDZ Committee Meeting
Sherwood Recreation Center, (640 10th ST NE)
Wednesday, January 15, 2020 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Jake Joyce, Nick Alberti, Mike Cushman
Commissioners: Mike Soderman

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

Old Business

Chairman Brad Greenfield reviewed the previously heard cases.

New Business

1. 1301 H Street, NE: Request for relief of Residential Parking Permit restrictions from a resident at 1301 H Street, NE.

The Committee heard from residents of 1301 H Street NE. This project was previously considered and given support by the Committee and the ANC. As a condition of this support, the developer agreed that restrictions on Residential Parking Permits (RPP) would be placed into the sales documents and condominium by-laws. This is a standard practice for ANC6A. Additionally, the H Street Overlay also has restrictions on RPPs for any address on H Street.

A resident of 1301 H described the building as 9 units, with 2 parking spots available to residents on a first come first served basis. There is no parking (unzoned) without a 15/20-minute walk from the building. Residents described the lack of parking and RPP restrictions as a hardship, particularly for residents with children.

Mr. Greenfield noted that RPP is restricted for the building as it has an H street address. By law, there is a DDOT restriction.

Mr. Greenfield noted that the parking in the H Street area is hardest on Friday and Saturday nights. Through the past 5 years, developers always say they are targeting people who do not want cars. Developers say they do not need all the zoning required spaces and promise to support that claim by giving up RPP; residents without cars do not need RPP stickers.

Another person from the building stated that may have been the deal for the developers but the current resident owners have purchased their units at considerable price and have helped improve H street. The residents of 1301 H are asking for ANC support to build their case with DDOT to lift the RPP restrictions.

A resident of 1301 H said there will continue to be significant and continued development. H Street will have more units in the future, with increased density. The area will be completely different and, if the RPP restrictions continue, it will cause problems.

Residents of the building noted they are owners, rather than renters, and they represent long term residents. They feel that RPP restrictions are an unjustified restriction on residents, and make them feel as though they are second class citizens.

Committee member Nick Alberti stated that the RPP restrictions should have been included in the sales materials and should have been reviewed with the owners when they purchased their units. The residents said they were not explicitly told that H Street addresses were not allowed RPP.

Mr. Greenfield stated that this reminded him of the case at 1111 H, where balconies were installed at-risk and blocked by a new development. Residents there were not informed that their balconies could be blocked by future development.

The building residents said the builder told them the addresses were on 13th street and they were not aware of the restriction until they were registering at the DMV. The closest non-zoned parking is Florida Avenue. Walking home is dark and unsafe; many residents in the building have families. The builder did not tell them the RPP was restricted in the design of the building.

Mr. Greenfield noted that when this building came before the EDZ, the Committee would have demanded that the address on the H Street side as a condition of getting ANC support. Mr. Alberti noted that the RPP restrictions are in the zoning code, and enforced by DDOT, so the restrictions would be in place even without the ANC.

Mr. Greenfield noted that the RPP restriction is a common restriction placed on large developments. In practice it is very difficult to have the RPP restriction enforced, as the DDOT system has many holes and may not enforce the restriction. The Policy is to mitigate parking; to do so in the DDOT system an H street address is necessary.

Mr. Greenfield stated that the Committee was sympathetic to residents, but it is a slippery slope to relax RPP restrictions. If it was done for this building, other buildings and developers would also demand a loosening of RPP restrictions. A resident of 1301 H asked if there could be a threshold established, that buildings over 9 units would still require RPP restrictions while smaller buildings would not. Mr. Greenfield noted that this would be an arbitrary standard and would result in a worsening of the parking situation in the area.

Committee member Jake Joyce noted that the number of spaces is a zoning requirement, and this developer sought a special exception to allow them fewer spaces. The only reason the ANC supported this request was because of the acceptance of RPP restrictions.

Residents of the building noted that they are frustrated. They understand where the EDZ is coming from, however residents hope to be considered as more than just a building. Committee member Mike Cushman said the Committee understands that and knows many

constituents get no parking, not those affected by the H Street covenant. We view the residents as neighbors and members of the community.

Mr. Greenfield made a motion that the ANC oppose any relief of RPP restrictions on 1301 H Street NE. Mr. Cushman seconded the motion. Mr. Greenfield noted that residents would be able to argue their case before the full ANC. Residents asked that their request for RPP relief be withdrawn, rather than have the ANC formally oppose the request. Mr. Greenfield noted that if the EDZ takes no action, the RPP restrictions and the ANC6A policy would stay in place. Mr. Greenfield agreed to table the motion. Residents of 1301 H asked if they could come back before the Committee if DDOT shows some willingness to change its policy on RPP restriction on H Street addresses. Mr. Greenfield said that the Committee would be willing to hear another request only if there was new information to be presented.

Mr. Greenfield made a motion that ANC6A send a letter to local real estate agents reminding them that H Street addresses are subject to RPP restrictions, and it is their duty to inform prospective purchasers of this restriction prior to purchase. Mr. Joyce seconded this motion. It passed 6-0.

2. DC Draft Comprehensive Plan Updates

In opening comments, Mr. Greenfield noted that Capitol Hill Village (CHV) did a really good job with comments, and they were very thorough and well thought out. Representatives of Capitol Hill Village were present and noted that their organization is composed of senior citizens and they are focused on aging in place on Capitol Hill

Mr. Greenfield noted that the high-level changes that were approved last month could be integrated into the changes proposed by CHV.

CHV gave a quick introduction that the front page has 5 main actions. The comprehensive plan has very little non-independent health services, which are expensive and demanding. There are 13,000 disabled residents in our area as of 2017, with most local support facilities in upper Northwest. Northeast has no adult day care and no memory care. CHV noted that middle income residents are forgotten; costs can be over \$30k a year; long term care is even more. There is nowhere for the people who would work in these assistive communities to live nearby.

Commissioner Mike Soderman raised the point that it is important to age the way we all want, and he had no objections to their main points. He stated that the city incentivized a ballpark; DC should incentivize cradle-to-grave planning.

Mr. Alberti stated that all of CHV's objectives were on-point, and recommended raising these with the DC City Council as well as seeking to include them in the comprehensive plan. CHV noted they want to make a cover letter for their cover letter to raise the main points for the Council.

Mr. Greenfield proposed create a document in a shared space, like Dropbox, and share edit rights, with track comments, with a deadline of Feb 5, 2020. There will then be an e-mail vote on the entire package.

Mr. Greenfield made a motion that the ANC incorporate the proposed CHV changes into The Committee's proposed changes, with edits being reviewed by the entire Committee. Mr. Joyce seconded, and the motion passed 6 - 0.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, February 19, 2020
7:00-9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**