

MINUTES
ANC 6A Economic Development & Zoning Committee Meeting
Virtual Meeting via Zoom
Wednesday, January 18, 2023 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Mike Cushman, Ayisha Locket
Commissioners: Roberta Shapiro, Mike Velasquez, Amber Gove

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Community Comment

None

Previously Heard Cases

Mr. Greenfield summarized previously heard cases.

Old Business

None

New Business

1. 1000 - 1016 H Street NE (BZA #20880): Request for Special Exception relief pursuant to Subtitle C § 703 and Subtitle X § 901.2 from the minimum vehicle parking requirements of Subtitle C § 701.5, special exception relief pursuant to Subtitle C § 909 and Subtitle X § 901.2 from the access requirements of Subtitle C § 904.5, and special exception relief pursuant to Subtitle H §§ 910.1 and 1202; and Subtitle X § 901.2 from the development standards of Subtitle H § 901 to construct a new, detached, five-story with cellar and penthouse, 80-unit apartment addition, to existing mixed-use buildings in the NC-16 Zone. *BZA Case scheduled for 03/15/2023.*

Meredith Moldenhauer and Gozde Tanyeri (architect) presented the project. Ms. Moldenhauer described the location of the project on H Street, which is in the NC-16 zone. The proposal is to construct a new five story, 80 unit apartment building. The development would have eight parking spaces and one loading zone. The special exception is required because the loading is off of a ten foot alley. They are providing eight parking spots, with 13 required by zoning regulations. The FAR is 3.38, with 3.5 permitted in the zone, and a height of 55 feet, which is also allowed by right. The existing facades of the buildings are being preserved.

Chair Jeff Greenfield asked if the project complied with H Street design standards, which Ms. Moldenhauer confirmed it did. Although it complies with design standards, it does not have ground floor retail. Committee Member Mike Cushman, Commissioner Mike Velasquez, Commissioner Amber Gove and Mr. Greenfield all noted that they wanted the project to include ground floor retail. Ms. Moldenhauer noted that ground floor retail is not a requirement; it was considered by the developer, but rejected for economic reasons.

Ms. Moldenhauer confirmed that all facades on the existing buildings was being preserved. Ms. Tanyeri said that 10% of the units would be IZ. Ms. Moldenhauer confirmed that residents would not be able to get residential parking permits. Ms. Tanyeri said that the building would consist of one and two bedroom apartments.

Questions from the Committee included whether the alley could be expanded, whether the development would get the facade FAR bonus, how much of the building would be IZ, how trash would be collected, whether the address would be on H Street, transportation amenities (including electric bike charging), if there is a roof deck, if there was a shadow study done yet, if the developer would be interested in trading parking spaces for additional IZ units, support for a dedicated transit lane on H Street, if the building will be condominiums or rentals, the impact on the church next door, who the developer is, the design of the building, and if there had been additional outreach to the community. Community comments included concerns about the impact on parking in the neighborhood, construction time, and concerns about trash collection.

Ms. Moldenhauer committed to get a trash collection plan and a shadow study to be reviewed at the February 2023 EDZ meeting. The EDZ also requested a further consideration and discussion of having ground floor retail and potentially increasing the parking relief in exchange for additional IZ units.

Mr. Greenfield tabled the consideration of this project. It will be on the agenda for the February EDZ meeting.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, February 15, 2023
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**