

**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
March 16, 2015**

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Stephanie Zimny

Commissioners: Sondra Phillips-Gilbert

Brad Greenfield chaired the meeting.

Community Comment

None.

Status Reports

Resolution of Previously Heard BZA/HPA Cases: The ANC voted to recommend support for 1120 Park Street NE garage and roof deck; the Historic Preservation Review Board (HPRB) rejected the proposal.

Old Business

1603-1625 Benning Road, NE (Informational Presentation): The applicant presented an update on the project, which will be filed for a planned unit development (PUD) in the next few weeks. Will Lansing (Valor Development), Meredith Moldenhauer (Griffin, Murphy, Moldenhauer and Wiggins) and Jeff Goins (PGN Architects) stated that they met with the Office of Planning and the direct community recently to provide a similar update.

Jeff Goins described the design update for the proposed building, which has been increased from a seven (7) story building to a nine (9) story building and is now consolidated into one structure. The density is such that the greatest density is now on Benning Road, with the building tiered such that the height decreases in the portion closer to the residential neighborhood. There is a thirty-five (35) foot setback at the rear of the lot at the seventh (7th) floor, and a fifteen (15) foot setback at grade at the first five floors. One level of underground parking is proposed, for a total of 90-100 spaces. Mr. Goins stated that the building will contain 285 residential units and will be designed to achieve LEED Silver rating by using Variable Refrigerant Flow (VRF) Heat Pump and Heat Recovery Systems and providing green roof and amenity space along the Benning Road side. In addition to the residential building, there will be a three (3)-story building at the southwest corner; this building has not yet been programmed. Mr. Goins stated that the new design proposes retail space at the west corner of the Benning Road façade. The architect presented a rendering, stating that the roof embellishment that is depicted will likely be removed. The architect explained that the material palette has been simplified to red brick with larger red stone at the ground floor and brick on all sides.

Ms. Moldenhauer described the zoning and parking points. She pointed out that the townhouses behind the proposed building are about 140 feet away from the rear of the structure. Regarding zoning, the site is currently zoned C-2-A and will change to C-2-B with the PUD, but that the 6.0 maximum FAR will not all be used. The project will maximize the height for a small portion of the volume of the building. Ms. Moldenhauer explained that the report about Benning Road suggested increased density for two building sites, including this site, and that the increased height for this project will not set a precedent for all nearby

sites. Regarding parking, the Zoning Regulations Rewrite (ZRR) will go into effect on September 6 and, if the project is submitted under the ZRR, the parking requirement will be 47 parking spaces. Mr. Goins added that, in terms of size, Benning Road is wider than H Street, and that the ratio of width of street to height of building may be close to 1:1.

Ms. Moldenhauer reiterated that the building's amenities include LEED rating and high quality design. She explained that the alley lot will retain its R-4 zoning; it may become a dog park or some other amenity. She also stated that the three (3)-story building at the southwest corner will be incorporated into the PUD but will retain C-2-A characteristics (this covers two lots on 16th St NE).

Chairman Brad Greenfield inquired as to whether these would be apartments or condos, and how many bedrooms would the units have. Mr. Lansing responded by stating that they could be condos but would most likely be apartments, and that some units will be one or two (1-2) bedrooms; no studios. Mr. Goins added that 22-25 units (8%) would be affordable. Mr. Lansing suggested that he can provide information on the rental costs for the affordable units but that rent would be about \$2.75/square foot per month for a 750 square foot one (1) bedroom unit with den. Committee member and ANC Commissioner Stephanie Zimny inquired as to whether the developer has pursued a relationship with Hechinger Mall in which they might be able to share some parking. Mr. Lansing said that he had a conversation with the Mall but that they have no available parking. Mr. Greenfield inquired as to whether there will be restrictions on parking; Ms. Moldenhauer replied that the Sixteenth (16th) Street properties have residential parking permits (RPP); Mr. Greenfield added that he would want the site to have RPP restrictions.

Commissioner Sondra Phillips-Gilbert expressed concerns from the community regarding the building height and the desire that the project has an RPP restriction. She added that she would like to see more two and three (2-3)-bedroom units so that residents will "stick around", and she requested clarity on the church structure. She stated that, at one of the community meetings, one of the neighbors was particularly upset but that yesterday's meeting was "very helpful". Additionally, one of the neighboring properties may be interested in selling their lot and combining with this project. Ms. Phillips-Gilbert asked that the applicant be sure that the Medical Center to the east of the subject property gets fliers with information about the proposed project. Mr. Lansing responded to the unit size comment by stating that Bozutto Management has come on to the team and is pushing for more 2-bedroom units, less 1-bedroom units.

Ms. Phillips-Gilbert also asked about subsidized housing, to which Mr. Lansing responded that the affordable dwelling units (ADUs) are the only affordable units, but that it is still up for consideration as to the levels of affordability that would be provided. He also clarified that there is no workforce housing. Ms. Phillips-Gilbert asked that the developer set aside some apartments or condos that are affordable to a wider range of lower-income families. Mr. Lansing replied that they will do this, at 50% affordability. Ms. Moldenhauer added that the community/ANC should let the applicant know what they want for unit costs, and the developer and team will see if they can make it work.

Ms. Phillips-Gilbert asked whether the developer for this project has ever done a building like this, to which Mr. Lansing replied yes; they have a similar project at Maryland Avenue NE and at Sixteenth (16th) and Irving Streets NW. Mr. Greenfield inquired as to whether there are any ideas about the amenities that will be provided in the three (3) story building. Mr. Goins

replied that this building is approximately 9,000 square foot and that the first floor may have meeting spaces and there may be a fitness facility. Ms. Phillips-Gilbert added that she would like to include space for community meetings, and that she has no interest in a dog park as part of the project.

Committee member Missy Boyette commented on the architectural design of the building, stating that the base/middle/top treatment of the building and differentiation of these areas is successful, and that she appreciates the metal panel at the top levels that interfaces with the lower levels at the recessed bay. She added that she would want to see more detail of the two (2)-story base streetscape treatment.

A community member asked how the grade slope from Benning Road would affect the site, as the site slopes down. Mr. Goins replied that there is a civil engineer who is involved in this project to address this issue, and to address other issues such as the deep green roofs that will be on the building. Mr. Greenfield asked about parking access, which Mr. Goins addressed by explaining that the loading and garage entry will be at the alley parallel to Benning Road. Mr. Greenfield asked whether some of the provided parking spaces will be used for retail parking; Mr. Goins stated that it will, but that they have not yet calculated the number of spaces. Mr. Greenfield also asked about trash pickup; Mr. Goins replied that this will be handled below grade in the garage. Mr. Greenfield also shared a question from ANC Chairman Phil Toomajian, who was not present at the meeting, whether the developer would be willing to provide a bike share station; Ms. Moldenhauer replied that there is already a bike share station close by, but they would be willing to inquire. Mr. Goins added that the building will provide 100 bike parking spaces.

In closing, the applicant stated that they will file for the PUD in the next month or two and would present to the full ANC in April 2016. Mr. Greenfield suggested that the applicant participate in a joint meeting with other developers of nearby properties in order to share information regarding construction schedules, parking, etc.

New Business

920-922 H St, NE (BZA 19250): Application of 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at premises 920-922 H Street N.E. (Square 933, Lots 57 and 803).

The applicant team, Meredith Moldenhauer, Mike Stoops (owner) and Matt Stevison (PGN Architects), presented the project, which is requesting lot occupancy, off-street parking, and parking space size relief.

The project proposes a three (3) story plus penthouse structure on top of an existing one (1) story masonry structure, with three (3) existing small bays being combined into a single bay at the street façade. A total of nine (9) units would be provided, and the basement would be accessed by the first floor retail space. Proposed exterior materials include cementitious panel, brick, metal and maintain the existing stone base.

Ms. Moldenhauer described that this project, part of the H Street Overlay, will preserve the façade in its physical location, but that they are not keeping the glass. The building is

currently at 100% lot occupancy, but the proposed project would reduce this at ground level in order to get two compact parking spaces. Zoning would require ten (10) spaces.

Ms. Zimny asked whether the trash pickup would be from the alley. Mr. Stevison replied that it would, and that there will be a trash room for retail and residential trash. Ms. Zimny also asked whether the project is RPP eligible; Ms. Moldenhauer replied that it is not. Mr. Greenfield inquired about the sizes of the units. Mr. Stevison explained that the smallest unit is a studio at approximately 400 square foot, the one (1) bedroom unit is approximately 540-590 square foot and the two (2) bedroom unit at the penthouse is approximately 800-900 square foot. Ms. Phillips-Gilbert asked whether the project would be condo or apartment; Mr. Stoops replied that they are currently planning for apartments. Ms. Phillips-Gilbert also asked whether the applicant has reached out to their neighbors; Mr. Stoops replied that they have done so.

Regarding the building design, Mr. Greenfield asked about the exterior materials. Mr. Stevison described that they will use cementitious panel. Ms. Boyette asked that the architect consider more substantial treatment at the top of the building, in addition to showing the design intent for the side elevations and material transitions.

A community member who lives at Tenth (10th) and I Streets NE asked whether the applicant has reached out to the community and inquired as to how this building will affect natural light for adjacent buildings. Mr. Stevison replied that they will provide shadow studies. Mr. Greenfield asked the applicant to look at light and shadow effects of the proposed building on adjacent buildings. A community member asked about parking concerns; Ms. Moldenhauer stated that they will perhaps mitigate parking and encourage residents to use metro by providing subsidies. Ms. Zimny inquired about whether the project will include a bike storage room. Mr. Stevison replied that the design includes nine (9) bike spaces. Ms. Zimny added that a bike room with a repair station would be beneficial; Mr. Stevison replied that they can consider this, as well as consider providing an information board that announces metro travel times and other transportation information. Mr. Greenfield asked whether the applicant has reached out to the residential neighbor behind the subject property and across from the alley. Mr. Stoops replied that they have not yet, but that they are starting to reach out to neighbors and will do so. Mr. Greenfield also asked whether there would be any chance to obtain some parking spaces from a nearby larger development to have access to more parking options; Ms. Moldenhauer said that they are trying to do this to work out some options for parking.

Mr. Greenfield made a motion to recommend that the ANC write a letter to the Board of Zoning Adjustment (BZA) in support of the requested special exceptions by 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at 920-922 H Street NE (Square 933, Lots 57 and 803) with the following restrictions: continuation of exterior façade materials along the side of the building; residential parking restrictions; complete a shadow study prior to the April 2016 ANC 6A meeting to prove that there is no adverse effect on neighboring sites; the developer provide a transit subsidy; seek alternative parking options for residents; and reach out to neighbors. The motion was seconded by Ms. Boyette. The motion was approved unanimously.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, April 20, 2016
7:00-9:00 pm
640 Tenth (10th) Street NE
Sherwood Recreation Center, Second (2nd) Floor**