

**MINUTES**  
**ANC 6A Economic Development & Zoning Space Committee Meeting**  
**Virtual Meeting via Zoom**  
**Wednesday, March 16, 2022 at 7:00 pm**

**Present:**

Members: Brad Greenfield (Chair), Jake Joyce, Roberta Shapiro, Daniel McPheeters, Sam DeLuca, Michael Cushman

Commissioners: Amber Gove, Keya Chatterjee, Phil Toomajian, Robb Dooling, Mike Soderman, Brian Alcorn, Sondra Phillips-Gilbert

Brad Greenfield chaired the meeting.

**Introductions of Committee Members and Commissioners**

**Community Comment**

None

**Previously Heard Cases**

Mr. Greenfield summarized previously heard cases.

- 636 12<sup>th</sup> Street NE (#20687) - EDZ recommended ANC support the request for a usage special exception. ANC affirmed support as part of consent calendar. Scheduled to go before BZA on April 20, 2022.

**Old Business**

1 1207 H Street, NE (ZC Case#22-03): Request for a map amendment to change the property from its current NC-14 zoning (Mixed Use: Medium Density Residential and Medium Density Commercial) to NC-15 (medium density mixed use) which permits a height of 70 feet and an FAR of 4.8, and will be subject to the enhanced affordability requirements under the IZ+ program.

Mr. Greenfield noted that this was heard and discussed the previous month, so no presentation from the developer was delivered. Mr. Ben Miller, the owner of the property, and Ms. Allison Prince, a zoning attorney, responded to questions on the project.

Commissioners Phil Toomajian and Mike Soderman noted that the current case focuses only on the zoning of the project, and because of the H Street Overlay, this project will come back before ANC 6A when it comes before the BZA. Questions and discussion focused on the height limit for the project, the zoning review process, the impact on parking and traffic, the larger impact on the neighborhood, and the amount of IZ housing for the project.

Commissioner Keya Chatterjee asked the developers if they would be open to lower AMI levels than required by the zoning regulations. She also expressed interest in D.C. purchasing the property and making it affordable housing. Mr. Miller was unsure if financing would be available if the project included higher levels of IZ housing. Mr. Greenfield asked if Mr. Miller would be willing to continue discussing possibilities that could lead to increased affordable housing.

**Commissioner Toomajian made a motion that the EDZ recommend the ANC support the map amendment, noting our enthusiasm for the development of the project as part of the IZ+**

**program. Commissioner Soderman seconded the motion. The motion passed eleven votes in support and one opposed.**

- 2 647 16th Street NE (BZA Case #20612): Request for special exception zoning relief under Subtitle E § 5201 and Subtitle X § 902.1 from the lot occupancy requirements of Subtitle E § 304.1, and special exception zoning relief under Subtitle E § 5201, Subtitle E § 205.5, and Subtitle X § 902.1 from The rear addition requirements of Subtitle E § 205.4 to construct a third story and rear addition, and convert to a flat, an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone. Case scheduled for 05/04/2022; ANC6A opposition already on record.

Prior to the meeting, the owner informed the Chair that they would not be attending.

**Mr. Greenfield tabled consideration of the matter.**

### **New Business**

- 3 15th Street Alley (BZA Case#20716): Request for an area variance pursuant to Subtitle X § 1002 from the new alley record lot requirements of Subtitle C § 306.1(a) to construct six, new, attached, two-story with cellar and roof deck, principal dwelling units in the RF-1 zone. Case scheduled for 5/18/2022.

Evan Muchai and Fritz Hubig, the developers, presented the project, along with Alex Wilson their attorney. The alley currently is configured as one large lot, and requires subdivision in order to make a development project economically viable. This is required because the alley widths are less than 24 feet. The plan would divide the lot to six smaller lots. Mr. Muchai said that they had already reached out to neighbors to discuss the development.

Mr. Greenfield asked if there were letters of support from neighbors. Mr. Muchai said that they do not have letters of support at this time. Question and discussions focused on how stormwater runoff would be handled in the alley, the idea of reducing lot size to make the alley wider, how garbage collection and parking will be impacted by the development, minor deviations in lot area that need to be approved by the zoning administrator, illumination plans, if there is any bonus for building multiple dwellings, how the lots are measured, and what the price point for the units will be once they are built. Ms. Lewis stated that any minor deviations that are approved by the zoning administrator will be shared with the ANC.

Mr. Greenfield asked if a tree that is on the lot is a heritage tree, and if it will need to be removed. Mr. Muchai said that they had consulted with an arborist, and it is not a heritage tree, and it will need to be removed.

Mr. Cross (architect on the project) said that they will be required to name the alley because of the number of units. Commissioner Toomajian noted that this is a time-consuming process, and recommended that the developer start this process soon.

Commissioner Alcorn asked if the housing that was going to be built could be described as affordable housing. Mr. Muchai said that while they anticipate it being relatively low-cost, it would not meet the city's definition of affordable housing.

Mr. DeLuca noted the importance of getting letters of support from surrounding neighbors, considering the location of the lot. There was a discussion about how much community outreach had been conducted. Commissioner Toomajian asked if there was time for the case to come

back before the EDZ in April 2022 with letters of support. Ms. Wilson noted that the case was scheduled for 5/18, which is after the May 2022 ANC meeting.

To provide more time to get letters of support, the EDZ decided to table the matter and consider it at the April 2022 meeting.

**Mr. Greenfield tabled consideration of the matter.**

- 4 242 11th Street NE (HPRB Case #22-174): Historic review of the construction of a ten foot (by right) addition on the rear of building while also adding a 3rd floor addition, and a second floor addition to an existing one story garage. Heard and approved by HPRB on 3/24/2022.

Jesse Connell, the owner and developer, presented the project. He is the owner of the two adjacent houses to this building, and he is proposing the same development for this as he did with the other buildings. Mr. Connell said that because of the unusual placement of the house, the third floor addition will not be visible from the street.

Commissioner Soderman noted that Mr. Connell lived in the neighborhood for seven years, and has successfully developed two other projects on this street. Commissioner Soderman noted that his plans are taking precautions to protect a heritage tree that is on the property line.

Commissioner Soderman asked about letters of support from neighbors. Mr. Connell said that the neighbor across the alley is going to sign a letter, and that he owns two adjacent properties.

Questions and discussion focused on the finishes used for the house, whether the existing garage will be torn down, and the building envelope for the development.

**Mr. Joyce made a motion that the EDZ recommend the ANC support the request for relief, on condition that the developer make best efforts to get letters of support both adjacent neighbors, and the three neighbors across the alley from 242 11<sup>th</sup> Street. Commissioner Soderman seconded the motion. The motion passed unanimously, nine votes for and none against.**

- 5 1108 Constitution Avenue NE (HPRB Case #22-173): Historic review of the construction of a rear yard addition and cellar addition which will fill in the dogleg. Heard and approved by HPRB on 3/24/2022.

Eric Teran, the architect, presented the project. The proposal is to add a second floor addition to the existing rear one floor, and fill in the dogleg. In the front of the house, there will be some landscaping, and they will add a window well.

Questions and discussion focused on the treatment of the building, the neighbors who had signed letters of support, and if the addition would be visible from the street. Mr. Teran said that it would not be visible from any of the main streets.

**Mr. Joyce made a motion that the EDZ recommend the ANC support the request for relief, on condition that the owner make best efforts to get letters of support from 1111 Park Street. Mr. Cushman seconded the motion. The motion passed unanimously, nine votes for and none against.**

- 6 1802-1806 D Street NE: Informational presentation on a Map Amendment to the zoning of 1800-1806 D Street NE, from MU3 to MU4.

Jay Briley of Boyd Development Group presented the project. He said that there is currently a grocery store, daycare center and a liquor store at the property; across the street is a parking lot. Mr. Boyd said that they are currently trying to purchase 409 and 411 18<sup>th</sup> Street. Mr. Boyd said that their goal is to maintain the retail level on the ground floor, with the cellular level used for manufacturing, and 30 residential units, if 409 and 411 are purchased, and 24 units otherwise. There will be nine parking spaces provided. Outreach to the community has already commenced, with this meeting and mailers being sent out, and door to door approaches next.

Questions and discussion focused on the level of IZ housing, the timeline for the acquisition and development of the project, the status of the parking lot across from the property, the impact on the community of the increased density, the manufacturing business that is currently operating, and the impact of the upzoning.

- 7 1611 Benning Road NE: Informational presentation on a 148-unit by right development with Affordable Housing, Multifamily, and Rental Apartments.

Kofi Meroe, the Development Manager with Foulger-Pratt, presented the project. The project is slated to be 100% affordable units, and will have 148 rental units. Foulger-Pratt purchased the property from Valor Development, who had previously planned to do a market-rate PUD. The project is being funded by DHCD, the Housing Authority, and the Housing Finance Agency. This is a by-rights project. The project will include:

- 38 (25%) three-bedroom units
- 17 (11%) two-bedroom units
- 94 (64%) one-bedroom units
- Units will be between 30% (and below) - 60% AMI
- 5,300 square feet of amenities and programmatic space
- Below-grade vehicle (27 spaces) and bicycle parking
- Building includes a green roof
- Amenities include a gym and WIFI in all communal spaces

The treatment on the building includes fiber-cement paneling and different colored bricks on the face of the building. The timeline for the project is to raze the existing buildings in April 2022, start construction in June 2022, and complete construction in February 2024.

Questions and discussions focused on whether the project would include a dog park, who will manage the project when it is built, whether the number of two-bedroom units can be increased, and the AMI mix for the residential units.

Foulger-Pratt also owns two lots on 16<sup>th</sup> Street, adjacent to the project, but those lots are not part of the project itself. Those properties will be used for staging and laydown space. Commissioner Phillips-Gilbert expressed concerns about those spaces since they are currently problematic because of crime and dumping. Mr. Meroe said that those parcels are needed for construction. The vacant rowhouse on 16<sup>th</sup> Street is about to be torn down. Fencing will be installed around the entire project, including the 16<sup>th</sup> Street properties. There is no long-term plan for the 16<sup>th</sup> Street properties.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, April 20, 2022  
7:00-9:00 pm  
Zoom information to be posted on ANC 6A Website**