

## **ANC6A Economic Development and Zoning (ED&Z) Committee**

7:00 - 9:00 pm, Wednesday, April 23, 2014

Sherwood Recreation Center (640 Tenth (10<sup>th</sup>) St, NE, Second (2<sup>nd</sup>) Floor Community Room)

### **Present**

*Committee Members:* Dan Golden (Chairman), Laura Gentile, Michael Hoenig, Missy Boyette, Charmaine Josiah, Justin Thornton, Brian Carlson, Stephanie Frang

*Commissioners:* David Holmes, Omar Mahmud

### **Community Comments**

No community comments

### **Status Reports**

*Resolution of previously heard BZA/HPRB cases:*

819 D Street NE on the agenda for the evening to show revised designs based on Historic Preservation Review Board (HPRB) guidelines. 1511 A Street NE also on the agenda. A meeting with the community was held last week where new plans were presented.

### **Presentation**

*Twelfth (12<sup>th</sup>) Street and Florida Avenue, NE*

Habte Sequar, owner/developer, gave a brief presentation regarding the upcoming residential project located adjacent to the existing Jimmy's Tire lot. The building will be a 49-unit condominium with five floors of underground parking for thirty (30) spaces. The project is matter-of-right and will be 50 feet high with a brick masonry and hardboard exterior façade and bay windows. The design will be contemporary. Exterior colors are expected to be tweaked. Of the forty-nine (49) units, thirty-three (33) will be one (1) bedrooms, sixteen (16) two (2) bedrooms. The project will also include ADA-accessible as well as affordable units. Parking access will be from the back of the property within the alley.

Committee Chairman Dan Golden noted that the developers at the R.L. Christian site had encountered underground contamination that precluded them from constructing their planned parking garage and inquired whether there was a similar possibility at this site. Mr. Sequar stated that existing underground tanks are being removed and that no further issues were expected. Commissioner Omar Mahmud inquired whether the units would be condominiums vs. apartments. Mr. Sequar confirmed that the units will be condominiums and that the project is expected to be move-in ready within twelve (12) to fifteen (15) months.

Committee member Missy Boyette inquired regarding penthouse structures. Mr. Sequar advised that there will be a roof deck, however the deck and mechanical equipment will be set-back from the roof edge. Chairman Golden asked about the breakdown for inclusionary (affordable housing) unit. Mr. Sequar advised that there will be a total of five (5) to six (6) units in a mix of one (1) and two (2) bedroom layouts. Commissioner Mahmud asked about the timing of plans to break ground. Mr. Sequar stated that the project would break ground within thirty (30) days and that his crew would try to keep any construction noise down and asked the community to notify him regarding any issues (contact information will be posted at the construction site). Commissioner Mahmud advised that he previously met with the surrounding neighbors who expressed concern about their structural foundations being disturbed. Mr. Sequar said that he has been in contact with the surrounding neighbors and has been recording conditions. Chairman Golden asked about the working hours for the project. Mr. Sequar responded from 7:00 am to 5:00 pm and that the District Department of Transportation (DDOT) limits the times when construction could begin. Commissioner Mahmud

requested that the start time be pushed by an hour or so on Saturdays. Mr. Sequar agreed and stated that he typically does so on his other project sites.

*819 D Street, NE (HPA 14-180)*

Greg Auger and Eric [last name not given], appeared as representatives for the applicant. Applicant is seeking HPRB approval for redesigned plans for renovation of the existing church and two (2) adjoining row houses into proposed thirty (30) unit development. Mr. Auger advised that since his last ED&Z presentation, the project was presented to HPRB in early-April and the owner/design team has been working with HPRB staff to incorporate new changes. The team has also implemented changes gathered from Commissioner Holmes and surrounding neighbors.

The main changes incorporated: 1) for the two (2) adjoining townhouses that are part of the development, the third-story levels and roof decks were removed; 2) the areaways and lightwells were maintained on D and Ninth (9<sup>th</sup>) Streets, NE, however the windows will be below-grade and units therefore cannot be looked into from the sidewalk (shrubbery will conceal); 3) additional design tweaks were made to achieve balance between structural elements within the façade; 4) the rooftop sight lines on the main building were adjusted, the parapet wall on the E Street side was lowered by six (6) inches and extended along the entire length of the façade to hide railings and mechanical units on the roof; 5) for the existing windows, HPRB said they weren't consistent with preservation rules so the design will keep the colored stain glass but will replace opaque windows with clear glass. The design team is working with HPRB staff to build a mock-up window to test solution(s). New windows will not be added to the primary façade, but double-height windows will be added to the southern façade (facing alley).

Chairman Golden asked about the status of the HPRB process in light of the latest design iterations. Mr. Auger advised that the latest drawings will be re-submitted to HPRB and staff also will review the window mock-up. Chairman Golden inquired about skylights within the project. Mr. Auger stated that the primary skylights were removed, but were added to the southern façade. He also advised that the bell tower will be restored and will be used as a sun room. Chairman Golden asked what materials exist within the bell tower. Eric stated that there is wood paneling and single-pane glass and the louvers will be restored.

Commissioner Holmes advised that the ANC originally recommended the design (6-0-0), with certain additional conditions based on HPRB's recommendations. Prior to the HPRB hearing, a new set of plans was developed and Commissioner Holmes withdrew ANC support until there was an opportunity for these new revisions to be re-reviewed by the ED&Z committee and the ANC.

Community member Shauna Holmes (former Chair of the Capitol Hill Historic Restoration Society (CHRS)) stated that she attended the April 3, 2014 HPRB hearing and identified several issues: 1) areaways - the proposed areaways are overly wide and the historic guidelines discourage digging out or enlarging window wells - HPRB passed a unanimous decision to not expand the areaways (consistent with other cases); 2) bell tower - HPRB did not want changes to be made to it and the tower should be preserved; 3) roof decks - happy to see the decks removed from the townhouses but still concerned about the deck and wall on the original church building. Need to confirm the sight line visibility; 4) was surprised by changes presented at the April 3, 2014 meeting as well as changes shown at tonight's meeting. Mr. Auger advised that the changes were sent to Ms. Holmes last week. Ms. Holmes also pointed out that the windows are a big issue and the city regulations are clear that replacement stained glass windows should match previous windows (for primary elevation). Chairman Golden asked whether the HPRB guidelines would necessitate the preservation of translucent glass panes as well as colored glass panes. Ms. Holmes advised that HPRB has left some flexibility due to

adaptive reuse. The window regulations state that glass can be replaced if it matches in every respect to the prior glass materials and that clear glass should be used minimally.

Mr. Auger advised that the next HPRB hearing will be held at the end of May. Chairman Golden asked if there would be another round of changes prior to the HPRB hearing. Mr. Auger stated that HPRB will issue a staff report before the hearing and the owner/design team will have another round of discussions with HPRB. Chairman Golden asked how much wider will the areaways be. Mr. Auger stated the areaways will be widened from 4 feet 6 inches to 6 feet 6 inches to meet current codes and to allow more lighting. Commissioner Holmes stated that the codes don't apply to historic properties. Mr. Auger clarified that they would apply to any enlargement of the existing areaways. At Chairman Golden's request, Mr. Auger also identified where the clear glass will be placed on the façade. Chairman Golden requested that any additional changes to the drawings be submitted to the ANC as far in advance as possible of the HPRB hearing. Mr. Auger explained that the final drawings will be submitted to HPRB staff for review on May 12, 2014 and that no extensive changes are expected.

The Committee made a motion to recommend that the ANC send a letter in support of the project to HPRB on the condition that the applicant incorporate any additional HPRB recommendations. The motion was unanimously approved.

*1301 North Carolina Avenue, NE (HPA 13-545)*

Ed Donohue, Reverend Diane Dixon-Proctor, Tanya Davis, Steve Kinley (project representatives). Applicant is seeking HPRB approval for placement of cell phone antennae atop existing church. The applicant had previously presented at the October 2013 ED&Z meeting. Mr. Donohue presented updated plans for matter-of-right installation of cell phone antennas atop of the church. Incorporating HPRB recommendations, the new design removed the generators and reduced the antennas from twelve (12) to six (6) feet. Faux chimney brick will also be used to conceal antennas. Additional flush-mounted antennas along the sidewall facing the alley will be painted red.

Mr. Donohue advised that the additional antennas are needed for safety to improve 911 calling availability, the installation design is consistent with DC guidelines, and that the church has embraced the changes. Chairman Golden asked why the wireless antennas were necessary in this specific location. Mr. Donohue explained that the urban location required installation of the antennas on existing buildings (vs. towers) and that his company looked at alternative locations and determined the church address as the best location. Chairman Golden inquired about radiation near residences. Mr. Donohue advised that the proposed sites meet FCC guidelines. Committee member, Charmaine Josiah asked about any new site locations. Mr. Donohue answered, none at this time, but that during high traffic events like marathons, etc., temporary site antennas are used. Committee member Boyette asked if signage is required and if there were other historic site examples. Mr. Donohue advised that signage is not required and antennas are similarly installed at Dupont Circle. Committee member Michael Hoenig asked if the antennas/generator cause structural concerns. Mr. Donohue advised the height reduction of the antennae reduces issues with the roof structure. Committee member Laura Gentile asked if the adjacent neighbors were notified, in case they wanted to expand onto their roofs. Mr. Donohue said that building up (below twenty (20) feet) wouldn't be an issue. Chairman Golden requested that the surrounding neighbors to the east and south be notified of the proposed installation and the applicant agreed to do so.

Committee member requested that the church exercise pressure to the cellular phone company with the existing antenna on the roof (T-Mobile) to re-review their designs at next lease renewal. Committee member Boyette asked if the antennas could be pushed back further from the roof line.

Mr. Donohue advised that the antennas must be at the roof edge to function properly. Community member Shawna Holmes advised that CHRS reviewed the antennae proposal last November but found that the design was not within the historic guidelines and recommended that HPRB not approve. She stated that CHRS was not contacted to re-review and would like the opportunity to do so.

Chairman Golden recommended that Mr. Donohue postpone the HPRB appointment to allow CHRS to review the new plans and allow the ED&Z to review in May 2014 with a final ANC vote in June. Mr. Donohue agreed and stated that in the meantime he would notify the neighbors to the immediate east and south.

#### *1511 A Street NE*

The Committee reviewed the most recent drawings provided by developer. Community members and neighbors previously met with the developer and updated the Committee regarding the project's status. At the community meeting with the developer, the developer confirmed that an eighteen (18) unit, matter-of-right building is proposed. With inclusionary zoning applied, the building can go to 75% lot coverage with a FAR of 3.0. The community and committee members discussed that the most recent plans did not comply with zoning regulations and that the plans were outdated. The developer had stated previously that he expected to obtain building permit(s) by end of the week. Chairman Golden noted that the new plans did not appear to accurately show the grade or the curb and that this could lead to inaccurate calculation of the FAR and height of the building. A community member noted that the existing drawings do not include mechanical or trash handling. Community members also requested that Zoning Administrator Matt LeGrant double-check the FAR calculations for existing errors. They advised that communications with the developer and owner's representative have been inconsistent. It was also noted that the project engineer appeared to have had his license revoked in Virginia and that the project architect was not licensed in DC.

The Committee made a motion recommending that the ANC send a letter to Matt LeGrant advising regarding inaccuracies with the curb and grade measurements, the project architect not being licensed in DC and the project engineer's license having been revoked in Virginia. The motion was unanimously approved.

#### **H Street Corridor Signage Design Guidelines**

The committee further discussed proposed draft design guidelines for future cases when restrictions on signage are proposed as a condition for a grant of zoning relief. Committee members Josiah and Boyette will develop a draft document for the Committee's consideration.