

MINUTES
ANC 6A Economic Development & Zoning Committee Meeting
Virtual Meeting via Zoom
Wednesday, March 15, 2023 at 7:00 pm

Present:

Members: Mike Cushman, Joal Mendonsa, Ayisha Lockett, Jeremiah Foxwell
Commissioners: Mike Velasquez

Mike Cushman chaired the meeting.

Introductions of Committee Members and Commissioners

Previously Heard Cases

There was no discussion of previously heard cases.

Old Business

1. Racial Equity Tool. Discussion of the revised DC Zoning Commission Racial Equity Tool, and how it will be used on zoning projects within ANC 6A.

Committee member Mike Cushman reviewed the background and history of the racial equity tool. He discussed the history of the racial makeup of our neighborhood, and the current racial composition. Questions and discussion included if inclusionary housing includes both purchase and rental, and how to make housing more affordable. Commissioner Velasquez asked about training from the Land Training Unit on the training toolkit, and training from the planning office.

Mr. Cushman reviewed the racial equity analysis that was submitted for 721 H Street as an example of what zoning submissions are likely to look like. Mr. Cushman noted that community participation and enhancing the public good are part of the toolkit.

2. 721 H Street NE (ZC 23-05): Proposed map amendment to rezone the property from NC-16 to NC-17.

The project was presented by Christopher Cohen and Leila Batties presented the project. Mr. Cohen noted that this project had been presented before the EDZ the previous month, and the EDZ had requested the developer come back and focus on the racial equity toolkit. Mr. Cohen noted that the project had not been scheduled for set down yet, but he expected that to be done next week. Mr. Cushman asked when the Zoning Commission (ZC) would allow/require testimony. Mr. Cohen replied that testimony and ANC opinion is usually looked for three to four months after set-down.

Ms. Batties reviewed the requirements of the racial equity toolkit. Ms. Batties reviewed that the request was to a map amendment, changing the zoning to NC-17, medium density residential/medium density commercial.

Ms. Batties described the benefits of the project through the lens of racial equity, particularly focusing on increased access to housing, transportation, and heat mitigation. She also noted that the H Street Strategic Development Plan (small area plan) needs to be addressed, and described how the proposed project addressed it. Ms. Batties noted the areas where the toolkit, and the developer, wanted more information from the community. Ms. Batties reviewed the IZ+ program, and how much IZ housing would be included in the project.

Questions from the Committee included what elements from the toolkit that are required. Mr. Cushman noted that this project would be considered again, and tabled consideration of the project.

3. 1371-1375 H Street NE: Informational presentation on a residential development concept for the address range 1371-1375 H Street NE.

Mr. Chris Martin and John Leideman presented the project. Mr. Martin noted that this project had been presented earlier, when it also included 1365 H Street NE. Mr. Martin said that the feedback from the neighbors and HPRB, and there were a number of concerns about the impact to the historic building at 1365 H Street NE, and the impact on light and air from The Maryland Condominium. Because of these concerns, Mr. Martin decided not to proceed with the project and to redesign it. Mr. Martin also noted that there was feedback in support of the Atlas Doghouse, and that it was a favorable part of the neighborhood.

Mr. Martin said that they have decided to proceed with a by-right project. They have decided not to include a roof deck or penthouse in the project. Mr. Martin said that they have designed a project to allow Atlas Doghouse to modernize their facility, and to have bike storage in the cellar. Mr. Leideman said the project will be five floors total, one less than the previous concept. The massing above the historic building at 1365 H Street NE has been removed. They are looking at preserving some of the existing facade.

Mr. Leideman noted that there is no access to the alley from the existing design. The penthouse that was part of the previous design has been eliminated, and there is no roof deck. Mr. Leideman said that the treatment is likely to be a combination of upper level stucco and architectural plank metal cladding. Since they believe there is not going to be any development up from the building at 1365 H Street NE, there are windows on the side of the building facing the historic building, which they understand is being done at risk. Mr. Leideman reviewed the solar study with the committee.

Questions from the Committee included where loading will be done, who owned the historic property, whether there would be any parking, how trash would be handled, how much space there is between the development and The Maryland Condominium and an orphan 12x5 square in the plan.

New Business

4. 424 10th Street NE (BZA #20907): Request for a Special Exception pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 304.1 to construct a two-story rear addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

Dan Curry, the architect, and Ryan Smith, the owner, presented the project. The current property is at 64% lot occupancy. With the addition, the project would end up with a lot occupancy just under 70%. Mr. Curry said that while the project is in the historic district, it does not meet the threshold to be officially considered by HPRB. However, the project was briefed to HPRB.

Questions from the Committee include when the BZA hearing is scheduled for, how far the project projected back from the current rear wall, and if the neighbors have been briefed about the project. Mr. Smith said that he had signed letters of support from some neighbors, but one had been briefed on the project, had no concerns, but would not sign a letter of support.

Mr. Cushman made a motion that ANC6A support the request for relief, with the caveat that the developers make best efforts to get letters of support from neighbors. The motion was seconded by Committee member Joal Mendonza. The motion passed unanimously, four votes in favor and none opposed.

5. 1112 8th Street NE (BZA #20911): Request for a Special Exception pursuant to Subtitle E § 5203 and Subtitle X § 901.2 from the building height requirements of Subtitle E § 303.1 to construct a third story addition to an existing, attached, two-story with cellar, flat in the RF-1 zone. Robert Weaver, the architect, and Johnathan and Michelle Lloyd-Jones, the owners, presented the project. Mr. Weaver said that the lot was actually a pretty deep lot. The project would have a pergola roof deck, an expansion of the existing roof deck. Mr. Weaver reviewed a site line survey, showing that the roof deck is barely visible from the street. Mr. Weaver said that the addition is in the character of the neighborhood, with some of the neighbors having larger additions.

Questions from the Committee included whether a site line study had been done, whether the pergola will be at the neighbor's roof line, what parts of the roof deck would be retractable, what privacy issues might exist with the neighbor to the north, how much the deck extends past the neighboring house, whether the privacy screen was permanent or mobile, whether there had been communication with the neighbors to the rear, and whether the property was within the historic district.

Mr. Cushman made a motion that ANC6A support the request for relief. Mr. Mendonza seconded the motion. The motion passed unanimously, four votes in favor and none opposed.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, May 17, 2023
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**