

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via Zoom
Wednesday, July 20, 2022 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Daniel McPheeters, Sam DeLuca, Jake Joyce
Commissioners: Brian Alcorn, Sondra Phillips-Gilbert, Keya Chatterjee

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Community Comment

None

Previously Heard Cases

Mr. Greenfield summarized previously heard cases.

- 647 16th Street NE (BZA Case #20612): No resolution; BZA asked the applicant and ANC 6A to attempt to reach a compromise. No compromise was reached and Mrs. Weir did not attend the July 2022 ANC 6A meeting.

Old Business

None

New Business

1. 223 8th Street NE (HPA 22-329): Historic review of a plan to construct a rear three-story addition; add a partial third floor on the existing house, and renovate the existing house for a home in the Capital Hill Historic District.

Lacy Brittingham, the architect on the project, presented it to the Committee. A lumber mockup of the addition has been constructed, and Ms. Brittingham stated that she did not think the addition was visible from the street. She also said that there is a heritage tree; they have already met with the arborist, who was satisfied that the tree will be maintained and preserved. There will be a BZA case at a later time, with relief needed because the addition will go more than 10 feet beyond the neighbor's house. The basement of the home will not be pushed back out of concern about the heritage tree. The addition will be on piers and can be shifted to avoid the roots of the heritage tree.

Questions from committee members included whether the addition would be visible from the alley in the rear, the trees on the property, whether the bathroom window on the third floor will be looking down on the neighbor's deck, neighbor support for the project, and whether the front façade would be unchanged. At this time, no neighbors have signed letters of support, but none have indicated opposition either. Mr. Greenfield noted that the neighbor at 229 had contacted him to state they opposed the project.

Mr. Greenfield made a motion that ANC 6A support the request for relief, with the caveat that the owner make best efforts to get letters of support from the neighbors at 219, 221, 225, 227 and 229 8th Street NE, and that the bathroom on the third floor have frosted glass

or similar treatment. Mr. Joyce seconded the motion. The motion passed unanimously, with six votes in favor, and none opposed (6-0).

Commissioner Brian Alcorn joined the meeting.

2. 814 14th Street NE (BZA 20744): Request for Special Exception zoning relief pursuant to Subtitle C § 909.2 and Subtitle X § 901.2 from the loading requirements of Subtitle C § 901.1 and Special Exception zoning relief pursuant to Subtitle H § 910, Subtitle H § 1202, and Subtitle X § 901.2 from the design requirements of Subtitle H § 909.1 to raze three existing buildings and to construct a new, six-story with cellar and penthouse, mixed use building in the NC-15 zone.

Mr. Stephen DuPont, the architect for the project, presented it to the committee. He reviewed the relief requested, and the plans for the new building. The 10 foot alley behind the building makes a loading dock an impossibility. Mr. DuPont noted that the building would be quite narrow, and hence the apartments will also be quite narrow. There will be 52 units, with the cellar and ground floor being commercial, but that number may be decreasing.

Questions from the committee focused on whether the existing buildings could be re-used, the breakdown of the size of the apartments in the building, whether the units will be rentals or condos, the number of parking spaces available, the public space in front of the building, whether bicycle access would be part of the building, whether there would be any gas access in the building, how arts use will be encouraged, how residents will move in and out of the building, whether the address would be on H Street, and the number of IZ units.

Mr. Greenfield asked if the owner would accept Residential Parking Permit (RPP) restrictions on the building. Mr. DuPont was amenable to restricting RPP access. Mr. Greenfield asked if the number of IZ units could be increased; Mr. DuPont replied that the increased costs of material make it impossible.

Mr. Greenfield made a motion that ANC 6A support the request for relief, with the caveat that RPP restrictions be added to rental agreements or condominium bylaws, and encouraging the developer to increase the size of the units in the building and look into ways to have more IZ units and city funding. Commissioner Sondra Phillips-Gilbert seconded the motion. The motion passed with six votes in favor and one opposed (6-1).

3. 1341 H Street NE (BZA 19358): Request pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under the enlargement and design requirements of Subtitle H § 910.1 and § 1202.1, to construct a mixed-use building in the NC-14 Zone.

Caroline Brown, the lawyer for the project, presented it to the committee. She noted that the only reason it went before the BZA is due to the size of the lot being in excess of 6,000 square feet. She said that the number of parking space is being reduced from 14 to 7, which is still higher than the required number (3). The ratio of residential to commercial space is being changed to favor more residential. The unit count is increasing from 9 to 20, with 3 being IZ units. RPP restrictions, which were part of the original plan, will remain in place.

Questions from the committee included whether there would be a commercial parking space, the process that modifications of consequence go through, the impact on Bullfrog Bagels (and other tenants), and a timeline for construction and construction logistics.

Mr. Greenfield made a motion that ANC 6A support the modification of consequence, with encouragement to find a way to keep Bullfrog Bagels in the community. The motion was seconded by Mr. DeLuca. The motion passed unanimously, seven votes in favor and none opposed (7-0).

4. **Racial Equity Analysis Tool (ZC Case 22-RT1): Consideration for ANC 6A's input as part of a public meeting to review the Zoning Commission's adopted use of a tool to evaluate all zoning actions through a racial equity lens.**

Mr. Greenfield summarized the Racial Equity Analysis tool and its' use, and the roundtable that the Zoning Commission is using to get feedback on the tool. Mr. Greenfield stated that the EDZ should develop a presentation summarizing the recommendations that the EDZ has. The roundtable is scheduled for September 22, 2022.

Mr. DeLuca asked if the development of the presentation offline would violate public meeting laws. Mr. Greenfield said that he did not believe so, since the overall presentation would be available at the ANC 6A meeting. Further areas of discussion included how to reverse displacement, how affordable housing is affected by financing, and the definition of what is affordable.

Mr. Greenfield made a motion that the EDZ develop a presentation summarizing all of the recommendations that the Committee makes regarding the racial equity analysis tool, to be presented at the Zoning Commission Roundtable. r. DeLuca seconded the motion. The motion passed, with five votes for, one opposed and one abstention (5-1-1).

Mr. Greenfield moved that ANC 6A accept the resignation of Dan McPheeters, thanking him for his service. Commissioner Phillips-Gilbert seconded the motion. The motion passed unanimously.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, September 21, 2022
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**