

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
October 20, 2010**

Present: Members: Dan Golden, Sharee Lawler, Charmaine Josiah, Phil Toomajian, Jeff Fletcher,
Commissioners: David Holmes, Kelvin Robinson, Drew Ronneberg

Drew Ronneberg chaired the meeting.

Community Comments

None.

Status Reports

H Street Connection Redevelopment: Drew Ronneberg reported that the Zoning Commission voted for proposed action at the September 27th meeting and asked the Applicant to provide additional details measure to protect the nearest home on 8th St, revisions to the penthouse design and to relook at the ingress/egress patterns to the development. The Zoning Commission is expected to vote on final action at their November 8th meeting.

7-Eleven Certificate of Occupancy Appeal: Drew Ronneberg reported the BZA will hear the ANC's case on December 7th, but that he was hopeful that an agreement could be reached with 7-11 that was acceptable to both parties and allow the appeal to be withdrawn.

Vacant Properties: Dan Golden explained that upon closer review the new vacant property law does not subject commercial vacant lots or residential vacant lots to the higher tax rates. Phil Toomajian noted that the new law is now in effect and that DCRA has posted updated lists of vacant properties on its [website](#). [Vacant with exemption](#), [vacant without exemption](#) (5% rate), [blighted](#) (10% rate). The ANC's vacant property map update should be complete within the next month. Residents are encouraged to review the lists and contact DCRA and their ANC if they believe there are discrepancies.

H Street Liaisons Report: Charmaine Josiah and Sharee Lawler reported that they were working with H Street CDC and the CHAMPS H Street Taskforce and that the initial meeting with H Street CDC's Ken Brewer had gone well. The CDC discussion involved the pending sale of their 1207 H Street property to Western Development and the possible plans to find a new location for the Autozone that is currently leasing it.

1113-1117 H Street Surplus & Development Plans

Jared Kahn from the Deputy Mayor's Office for Planning and Economic Development and Stanley Wall were present to discuss the City's plans to surplus this vacant lot on H Street to Mr. Wall for development. The city is preparing to complete the transfer of the property to Mr. Wall who won a competitive bidding process a few years prior to develop the site and hopes to complete that process prior to the end of the year. There will be another meeting at the Sherwood Recreation Center on November 10 to further discuss the plans for the site and likely another one in January after ownership of the property has been transferred.

Mr. Wall explained he plans for 16 residential units (with 4 affordable under DC's inclusionary zoning – 2 at 50% AMI and 2 at 80% AMI) and 2,000 square feet of ground floor retail. He believes it will provide a variety of community benefits including job opportunities and he plans to work with local school Phelps Architecture and Design during the construction. The property will be LEED-certified at at least the Silver level. He plans to work with H Street businesses Norman Smith Architecture and Taurus Enterprises Construction on the development.

Some Community members expressed concern about access to the property via the alley. Mr. Wall plans to provide parking for the residential units, which will be accessed via the alley, but residents report that the alley is in extremely poor shape, has an unusual layout, and may at times be inaccessible due to illegal parking, poor drainage and other issues. Mr. Kahn promised that DMPED would work with DDOT to address the concerns regarding the alley's poor conditions and stated that he hoped to present a solution at the next meeting. Mr. Wall explained that the construction would be conducted from the H Street entrance, but that trash pickup and residential access to parking would come through the alley. Zoning code requires 8 parking spaces for the 16 unit building, but Mr. Wall stated that he might seek a variance to go below the minimum requirement.

1300 H Street (old R.L. Christian Library) Possible Surplus and Usage Plans

Mr. Kahn was present to engage the ANC and the community in a discussion of how best to make use of 1300 H Street, which was previously home to the R.L. Christian Library. He invited anyone with ideas or suggestions on possible uses for the site to contact him via email (Jared.Kahn@dc.gov). Commissioner Robinson emphasized that he wanted the community to be able to weigh in on plans for the property before the city decided on what it wanted to do with it, in contrast to what happened with 1113-1117 H St. Mr. Kahn agreed and said that's what he was present to do. Mr. Kahn explained that the property is 1,800 square feet, 2.5 FAR density and PUD by right allows up to 10,000 square feet, but he believed a PUD would be impractical here.

Some community members discussed a possible mixed use building with residential units and ground floor retail. Margaret Holwill suggested that the space be public space for space-making and events on H Street as she was concerned about where the Thriller event that is held each Halloween on the Autozone site could occur once that property was developed. Another resident said it was important the if the property was to be surplus for development that the process be open to all in a fair competition. Mr. Kahn agreed that any such process would be and that the ANC could help draft guidelines for the types of things we would like to see in a successful application.

Comprehensive Zoning Rewrite Review

Drew Ronneberg said he saw some good things in the proposed rewrite of the parking, bicycle parking and loading regulations, including parking maximums, public space requirements, and bicycle parking. He suggested that he would welcome comments over the next couple weeks and incorporate them into new business for the ANC to review at the November meeting. The committee agreed that this was a good way to proceed under the circumstances because the meeting was running long.

ED&Z Framework for reviewing zoning applications

The Committee resumed its consideration of a guide to assist those who have zoning applications that come before the ED&Z.

Commissioner Robinson expressed concern that the draft guide gave the impression that the ED&Z was a mini-BZA and wanted it to make clear that while the applicable guidelines were an important part of the ED&Z review that the ED&Z also would elicit community comment on the applications. The Committee agreed that it would incorporate a stronger statement of purpose that not only laid out the relevant standards and guidelines, but that also noted the role of the ANC as a statement of the community's feelings about an application. A resident suggested that the statement of purpose should also explain why the technical adherence to the rules and requirements was important. The Committee welcomed this suggestion as well and agreed to work to add a statement to the guidance document that identified the role of the community and explained why it was important to respect the various zoning requirements.

Discussion of the old Medlink Hospital site and its partially vacant state was tabled for the next meeting.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, November 17, 2010
7-9 PM
642 10th St NE
Sherwood Recreation Center, 2nd Floor**