

**Report of the Economic Development and Zoning Committee of ANC 6A
October 17, 2012**

Present: Members: Missy Boyette, Jeff Fletcher, Laura Gentile, Charmaine Josiah, Dan Golden
Commissioners: David Holmes

Laura Gentile chaired the meeting.

Call to Order

Community Comment

There were no community comments.

Status Reports

Resolution of Previously Heard BZA/HPRB Cases: None.

Vacant Properties: No report.

Zoning Regulations Rewrite: No report.

H Street Business Liaison Report: No report.

Old Business

None.

New Business

ZC #12-15 Gallaudet Campus Plan: Architect Hansal Bauman presented the project, with Chris Collins from Holland & Knight in attendance. Gallaudet is seeking approval for their campus plan through the year 2022. Mr. Bauman explained that university campuses go before the Zoning Commission every ten years. The next Zoning Commission hearing is scheduled for November 26. The University is asking for further processing so that the details of specific projects can be reviewed at a later time. Buildings #108 and #109 on the campus map are two buildings which are part of the historic district and which are being converted back to residential use from office use. This is expected to occur prior to the school year beginning in September 2013. The University has undergone a series of community outreach sessions throughout this year - three forums to gather input and a fourth forum to synthesize - as well as a process of gathering internal input from faculty and staff. Mr. Bauman explained that the University has received support from ANC5B on October 4, and will also request support from ANC6C.

The campus is primarily zoned R-4. Mr. Bauman described the 99 acre campus, which has, in addition, two parcels of land outside of the campus plan. The University is looking to phase the master plan. On the diagrams that were presented, the buildings rendered in dark brown indicate new buildings; buildings rendered in tan indicate renovated buildings or buildings with a change of use; buildings rendered in white indicate existing buildings. The southernmost portion of the campus is the historic district. The upper 1/3 of the campus is the secondary school. The center of the campus is the

academic mall with residential to the north. The academic fields are located at the easternmost edge of the campus. The University campus was founded in 1864 and has developed over time.

Principles of the master plan were discussed:

1. An opportunity to engage the city in a new way, with the main point of entry on Florida Avenue and a new point of entry (pedestrian) at the intersection of Florida and 6th
2. An opportunity to strengthen the academic heart of campus

The plan proposes mixed-use consistent with the SAP (small area plan) in order to relate to the market across 6th Street. The plan also suggests relocation of the aging library such that the new location will relate to the pedestrian entry. Hall Memorial Building at the end of the mall will become a student center, to encourage new ways of teaching and accommodate a projected 300 bed increase. The east side of the campus contains a site earmarked for a recreation center which will be a public / private partnership. At the north side of the site is the Model Secondary School for the Deaf, which is federally funded. The plan adds approximately 100,000 sq ft of building to the campus. Enrollment increase is projected at 1-3% (annual growth).

In addition, Mr. Bauman described three phases of development. The first phase includes the renovation of the two houses (to residential use) as well as a residential facility for the MSSD building. Phase two consists of the development of the corner at 6th & Florida. Phase three includes the larger building projects, all of which require funding and design. The master plan responds to increased value in sustainability and accessibility. Mr. Bauman stated that the University is seeking a letter of support from ANC6A.

Committee members asked questions. Charmaine Josiah inquired as to the time periods for the three phases. Mr. Bauman stated that Phase I is immediate, Phase II is within 3-5 years, and Phase III is 5+ years out. Mr. Bauman explained that, at the corner of 6th & Florida, the landscape will come out to the corner. Missy Boyette inquired as to the MSSD's relationship to the site context. Mr. Bauman responded by stating that the master plan team engaged the Urban Land Institute into analysis of how to incentivize proper planning. Charmaine Josiah asked about the two lots outside of the main campus. Mr. Bauman responded by stating that these are not in the campus plan. Dan Golden asked whether students are required to live on campus; Mr. Bauman responded that, no, they are not. There will not be a great increase in student housing, but there will be an increase in the types of housing. Missy Boyette inquired as to whether there will be any new academic programs. Mr. Bauman responded that the University will add pre-law, pre-med and pre-architecture, but these are part of the strategic plan, not the master plan. The University's goal is to explore the pedagogy of being deaf in the world. Commissioner Holmes inquired as to whether the project will seek a LEED certification. Mr. Bauman stated that LEED Silver is achievable. Missy Boyette asked whether there were proposed changes to campus access points. Mr. Bauman responded by stating that, at West Virginia & Florida Avenues, there will be a new pedestrian path and that there are no new vehicular access points anticipated. He also explained that DDOT is discussing reduction of the width of the street lanes on Florida Avenue.

Recommendation: The Committee voted 5-0 to recommend that the ANC write a letter of support for the campus plan and for further processing.

HPA #12-618 (1133 Park St. NE): Jennifer Fowler of Fowler Architects presented the project. The project is a by-right Historic Preservation case. Lot occupancy is proposed to be 60%. The owner wishes to increase the size of their kitchen and to have an improved connection to the back yard.

The exterior facade will consist of HardiPanel siding and double-hung windows. The layout is such that the proposed renovations will close in the existing dogleg. The owner is seeking historic preservation approval.

Mrs. Fowler stated that the owner does not yet have letters of support, but will request these and forward them to the ANC. Laura Gentile explained that the ED&Z Committee will vote to approve the project contingent upon receipt of letters of support.

Committee members asked questions. Missy Boyette inquired as to whether the existing addition is an enclosed porch. Mrs. Fowler responded yes, and that the space on the first floor is currently a mechanical room. Dan Golden asked whether there were windows proposed on the side. Mrs. Fowler stated there are no windows proposed on the side as this is on the property line. Dan Golden inquired as to when the shed was built. The owner responded by stating that the shed was built at least 15 years ago. Charmaine Josiah asked Commissioner Holmes whether there were any specific historic issues with this case. Commissioner Holmes stated that this is the only all-wood-structure block left.

Recommendation: The Committee voted 6-0 to recommend that the ANC write a letter of support to the Historic Preservation Review Board, contingent on receipt of letters from neighbors.

HPA #12-XX (901 D St NE): Robin from CAS Riegler presented the project. CAS Riegler was founded three years ago; this is their first project in Capitol Hill. CAS Riegler has teamed with Ditto Residential on this development. R2L Architects is the architecture firm responsible for the design, as they are familiar with historic / adaptive reuse projects.

901 D Street, NE was built as a school in 1903 and operated as a school until 1979, when it was converted to bank use. Martin from Ditto Residential stated that they have been working on this project for 9 months (on the design for 6 months) and have been through several iterations. The current design, he explained, is the result of community meetings as well as discussions with Amanda Molson. Martin stated that Ditto and CAS Riegler are here to request support for the historic plan (facades and site plan). The project proposal is by-right, but the developer is requesting additional units, which will be addressed at a second ED&Z meeting next Tuesday. The existing facade will be restored; Martin explained that the original building plans showed 4 dormers, but only one was built; the other 3 will be placed on the building as part of this renovation. On the site, the concrete at grade will be removed and replaced with landscaping. The existing vinyl windows will be replaced with wood windows.

Sasha Rosen from R2L Architects discussed the firm's experience with adaptive reuse / preservation and new construction. R2L is responsible for the fire station on Pennsylvania Ave., where the doors were widened. Also worked on the Wonder Bread Factory at 7th and S Streets, 450 K St., and Canterbury at 3rd & G Streets (which was an HPRB case). The proposal at 901 D St. NE suggests one new townhouse along D St., which is similar to its neighbors to the east. At the existing historic building, the landscape will be mounded up at areaways into the lower level units. The Historic Preservation office has limited the amount of interior wall demolition; the current plans show new openings in existing walls which are depicted by dashed lines.

Committee members asked questions. Commissioner Holmes explained that the developers are not permitted to gut the existing building; rather, they have to preserve the major structure. Laura Gentile inquired as to what was changed, if anything, as a result of conversations with Amanda Molson. Sasha Rosen responded that the design team got rid of the roof deck and also limited the

amount of interior demolition. Commissioner Holmes asked about whether porches would be included at the new rowhomes on 9th Street. Mr. Rosen responded that there would be no porches, as the preference is 3-story houses without porches, similar to some existing houses on the west side of 9th Street. Dan Golden asked about the townhouses. Mr. Rosen explained that the D Street townhouse will be sold to a single buyer as 2 units. Dan Golden and Missy Boyette expressed concerns about the proposed mansard roof on the D St. townhome, stating that the windows are too tall and the mansard roof is too tall as compared to the existing neighboring townhomes. Missy Boyette asked that the designers consider taller windows on the first floor (as compared to the upper floors) of the 9th Street townhomes, as this is common on Capitol Hill. Missy Boyette also asked whether the mechanical units would be hidden behind the roofline of the school. Mr. Rosen responded that yes, they would, and perhaps inside as well. Missy Boyette asked whether all units would be sold as condos. Mr. Rosen responded that they would, but the townhouse on D St. would be fee simple and the units on 9th would be sold. Charmaine Josiah asked about the drainage for the entrances into the lower level of the townhouses. Mr. Rosen explained that this would be handled with a drain in the areaway slab. Missy Boyette asked whether the new townhomes would have brick on all exterior sides. Mr. Rosen said that they would be all brick.

The developers and architect explained the schedule for the project. The case will go before the BZA on December 11 and before HPRB in November (for concept approval). Martin stated that there will be two phases of construction. The project has both HPO and zoning issues (zoning issues will be discussed at a separate meeting next Tuesday, specifically relating to the developer seeking additional units and flats on the northernmost townhome on 9th St.).

Recommendation: No specific recommendation was made; rather, this case will be heard again at a second ED&Z meeting for the month of October. At that time, a recommendation will be made.

Additional Community Comment

None.

**Next Scheduled ED&Z Committee Meeting (2nd meeting for October):
Tuesday, October 23, 2012
7-9 PM**