

ANC 6A Economic Development & Zoning Committee  
Wednesday October 21, 2009, 7-9:00 PM  
Sherwood Recreation Center (640 10th St, NE)  
2nd Floor Community Room

Committee Members: Drew Ronneberg, Chair; Cody Rice; Linda Whitted; Barbara Halleck; Jeff Fletcher;  
Dan Golden

Commissioners present: Kelvin Robinson (6A08), David Holmes (6A03)

7:00 pm Call to order

**Ongoing Status Reports:**

1. H Street Survey (Drew Ronneberg):
  - a. H Street survey has been completed.
  - b. November 10, EHT Tracerics, Inc. will present the findings of the H Street survey (just H Street corridor itself). Tracerics conducted the survey. The meeting will take place at the Atlas Theater starting at 6:30.
  - c. Historic nomination package and application are the possible next steps.
2. Zoning Code Rewrite (Cody Rice)
  - a. No news at this point.
3. Vacant Properties (Dan Golden)
  - a. New legislation has come out taxing blighted rather than vacant properties.
  - b. Intent of the law is that buildings that are "kept up" will be taxed at the normal rate even if vacant but buildings that are not "kept up" will be taxed at a higher rate.
  - c. This topic will be discussed in detail at next week's meeting, October 28.

**New Business**

**H Street Connection Redevelopment (900 H St. NE)**

H Street Representatives:

Chip Glasgow

Garry Rappaport, Owner/developer

1. 8<sup>th</sup> Street façade and materials
  - a. ED&Z: Concern that the materials integrate into the rest of the façade.
  - b. GR/CG: Architect will come back when they have the material palette set for review by the committee. This is required as part of the PUD process.
  - c. Construction management plan will also be prepared and provided. This is required and is therefore not considered a community amenity. The construction management plan is put together between the residents and the developer. 200 H Street and 600 H Street are both good models.
  - d. Kelvin Robinson asked how the list was created and who negotiated the list?

- i. The committee gathered suggestions across several meetings and presented it to the developers.
- e. Below are the community amenities that have been suggested to the ED&Z Committee and the developer's responses:

Number	Amenity	Developer's response
<b>These amenities were considered by the developer but will not be included in the amenities package:</b>		
	Public toilets at 8 <sup>th</sup> and H	No, for a variety of reasons
	600 Sq. feet of office space for H Street Main Street.	No office space is available in the building so the developer will not be able to provide this.
	Consolidate TIF money for façade improvement for other buildings on H Street	More information is needed. Developer is not opposed outright to this but needs to understand the risk/impact on his project and tax arrangements with the city.
<b>These amenities will be included in the amenities package:</b>		
1	Developer support for the H Street Historic District.	Yes
2	Support for a BID or Clean and Safe Program	Support for the Clean and Safe Program.
3	TIF money could be provided for more parking	Rappaport is building 100 additional parking spaces for public parking. All of the expenses for building these spaces will be assumed by Rappaport and paid back by the city over time through tax abatement. The total cost for this parking is \$5M in hard costs for construction, cost of money, etc.
4	ZIP car parking	Project has one space. They are not sure whether the city would pay for a second space. A single parking space costs approximately \$50K.
5	Bicycle sharing with lockers for changing	Extra bicycle racks will be provided for residents and for public use. The number of extra spaces far exceeds the number of spaces required. However for security reasons, no changing area or lockers will be provided.
6	Bollards to protect the nearest house on 8 <sup>th</sup> Street.	Yes
7	Re-engineer the drainage system in the alley to prevent flooding during heavy rains	Yes
8	Security camera to monitor alley traffic	Yes
9	LEED Certification/meet LEED certification requirements	The building will be LEED certified; the city requires LEED certification. They are very close or have met the requirements for LEED Silver certification.

**Committee thoughts**

1. Halleck: We should go ahead with this list of amenities excluding the TIF consolidation request. This could still be explored and implemented at a later time.
2. Rice: Requested a comparison of amenities of 900 H Street and 200 H Street or other similar projects. If there are any other amenities that the developer is claiming, we will want to have it put on the list we are submitting to the ANC. This seems like a fair package.
3. Ronneberg: Stated that he believes this amenities package compares favorably to other projects.

**Community comments**

David Bernhardt lives in the alley behind 7th and H. He spoke passionately at length regarding the necessity for public restrooms in the community. He is not sure if it’s appropriate to require the developer to provide public restrooms; therefore there is no real alternative than for the city to provide them “like other first class cities.” He stressed the importance of incorporating public restrooms in the improvement of H Street generally and suggested that the developer (or other developers) use community amenity dollars to build public restrooms somewhere else outside the building.

**Motion passed unanimously:**

Our committee recommends that the amenity package as listed below be accepted by ANC6A for the **H Street Connection Redevelopment (900 H St. NE):**

Number	Amenity
1	Developer support for the H Street Historic District.
2	Support for the Clean and Safe program.
3	TIF money could be provided for more parking
4	ZIP car parking
5	Bicycle sharing with lockers for changing
6	Bollards to protect the nearest house on 8 <sup>th</sup> Street.
7	Re-engineer the drainage system in the alley to prevent flooding during heavy rains
8	Security camera to monitor alley traffic
9	LEED Certification/meet LEED certification requirements

**BZA #18010 (1212 Wylie St. NE)** The owner is seeking a variance from the rear yard requirements under section 404, a variance from the court requirements under section 406, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a second story addition to an existing one-family row dwelling in the R-4 District at premises 1212 Wylie Street, N.E. (Square 1003, Lot 87).

1. The owner purchased the house in June and it was in terrible condition. Floors were torn out, windows broken, etc. She did a full interior renovation. The first floor has a kitchen room attached to the back (no appliances). She asked for permission in her original permit application but BZA did not permit the addition on top of the bump out.
2. She is not increasing the footprint of the house.
3. The lot area is 825 square feet.
4. She believes that 50% of the houses on the block have extensions on the back, both first floor and second floor.
5. Her neighbors on both sides have additions (1 is single story; the other is 2 stories).
6. She provided letters of approval from her adjacent neighbors.

**Motion passed unanimously:**

Our committee recommends ANC support the application of the owner to receive a variance from the rear yard requirements under section 406, and variance from the nonconforming structure provisions under subsection 2001.3 to allow a second story addition to an existing one-family row dwelling in the R-4 District at premises 1212 Wylie Street, N.E. (Square 1003, Lot 87).

NEXT MEETING

ANC 6A Economic Development & Zoning Committee

Wednesday October 28, 2009, 7-9:00 PM

Sherwood Recreation Center (640 10th St, NE)

2nd Floor Community Room