

**Report of the Economic Development and Zoning Committee of ANC 6A
November 16, 2011**

Present:

Members: Phil Toomajian, Missy Boyette, Laura Gentile, Jeff Fletcher

Commissioners: Drew Ronneberg, David Holmes

Drew Ronneberg chaired the meeting.

Community Comment

There were no community comments.

Status Reports

Resolution of Previously Heard BZA/HPRB Cases: The BZA approved the variance and special exception case at 1231 F St. and the special exception case at 1317 D St. NE

Vacant Properties: Phil Toomajian reported that 519 Tennessee Ave. has been added to the blighted list following complaints and concerns voiced by neighbors. 413 H St. (near Sidamo) has been sold.

Zoning Regulations Rewrite: No activity

H Street Business Liaison Report: No report.

Old Business

None.

New Business

1113-1117 H Street, NE: Stan Wall of Wall Development, and architect Ron Schneck of Square 134 Architects, made another presentation to the Committee regarding updated plans for the proposed residential/retail building. The project was initially presented to the ED&Z Committee in September and, at that time, the Committee provided oral and written comments. The project was updated and presented again in October. Following the October meeting, the Committee submitted written comments with additional changes for the architect and developer's consideration and response.

During the presentation, the architect highlighted the following major changes made to the project:

- The palette of the building has been changed from orange and brown to a light grey for the brick and a dark grey for the terra cotta to more closely fit into the context of other buildings on H Street.
- Black granite accents were added to the area near the bottom of the building (ground level façade).
- New detailing on top connects the different parts of the buildings and reduces the heaviness of the horizontal cap on the Eastern façade. Specifically, one material will now be used and wrapped around the entire side.

- The balconies at the west facade of the building would remain unchanged.

The Committee offered the following comments:

- The project is much improved. Specifically, Ronneberg said that he likes the fourth band of windows and the canopy over the retail store space. He also thinks that the western part of the northern façade now looks better - more like a tower than a box.
- Missy Boyette said that the east elevation is greatly improved but looks a little heavy near the bottom. She suggested the addition of some architectural features. Ronneberg agreed that the proportions on the eastern side of the northern façade seem a little unbalanced.
- Ronneberg said that the third band of windows lacks distinction at the top, looks heavy and the windows look too similar to the 1960s era. Boyette agreed that the project needs more distinct elements at the top of the third band and suggested making the windows taller and narrower to elongate them vertically because the square windows look too small and constrained.
- Wall and Schneck indicated they could not make the highest window on the third band any taller because they had already reached the maximum height for the building (55'). Boyette suggested installing a slightly recessed panel above each window in the third band to emphasize verticality by making the entire column taller.

Wall and Schneck agreed to make changes to the project as follows:

- Add brick detailing to the area at the bottom of the Eastern façade to reduce heaviness.
- Explore the possibility of adding a recessed panel at the top of the third band (western façade) to reduce heaviness. They would also look at the possibility of carrying a band of color over from the fourth band (western façade).

At the end of the meeting, Ronneberg offered to summarize the Committee's comments and submit to Wall and Schneck.

Discussion of 2012 Goals and Committee Responsibilities. Ronneberg lead a short review and discussion of the Proposed 2012 Goals and Committee Responsibilities.

With respect to Committee responsibilities, Toomajian offered to continue leading the effort on Vacant Properties. Boyette offered to work with Ronneberg on zoning laws. Laura Gentile offered to work with Ronneberg on historic districts. Toomajian made a motion to accept the proposed goals and the group voted to adopt them.

Additional Community Comment

A representative from Total Sunshine, Inc., a local nonprofit, shared materials with the Committee about an upcoming fundraiser and indicated that she would like support from the ANC. Ronneberg recommended that she contact the Communication and Outreach Committee for ANC 6A.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, December 14, 2011
7-9 PM
640 10th St NE
Sherwood Recreation Center, 2nd Floor**