

ANC 6A Transportation & Public Space Committee Meeting Minutes  
Capitol Hill Towers (900 G Street NE)  
October 19, 2009

I. Call meeting to order at 7:05 pm

II. Introductions

- A. Committee Members Present: Diane Hoover, Marlon Smoker and Omar Mahmud (Chair) - No quorum.
- B. Committee Members Absent: Shane Artim, Lance Brown, DeLania Hardy and Sean Lovitt
- C. Others in attendance: Cullen Elias, Sarah Alexander, Chip Glasgow, Gary Rappaport and Sam Rank with the H Street Connection development team; Drew Ronneberg, Chair of the ANC 6A Economic Development and Zoning Committee; and other ANC 6A residents.

III. Community Comment - None

IV. Announcements. Mr. Mahmud made the following announcement:

- A. Ward 6 Transit Improvements Open House Hosted by DDOT Thursday October 22 from 7:00 pm to 8:30 pm at J.O. Wilson Elementary (660 K Street NE)
  - i. Mr. Mahmud informed the committee about this upcoming meeting, which will discuss future transit improvements in the city including streetcar service. He also mentioned the recent news from Councilmember Wells' office that the Mayor has recently agreed to designate streetcars for the H Street line first before any other streetcar lines in the city.

V. Old Business

- A. Follow-up Presentation/Q&A with H Street Connection Redevelopment Team - Mahmud
  - i. Mr. Mahmud explained that the development team agreed to attend this meeting to follow up on issues raised at the last committee meeting and to field additional questions from the community.
  - ii. Mr. Mahmud also explained that he has learned Office of Planning (OP) has expressed a preference for no entrance off H Street for the property, but that OP is awaiting DDOT's analysis of the project's traffic flow proposal before making a final decision. DDOT is awaiting additional information from the development team regarding how the 8<sup>th</sup> Street entrance will operate before making its final recommendations. DDOT has also suggested to the development team that there may be less traffic on the 8<sup>th</sup> Street side of the development if the entrance off 8<sup>th</sup> Street is limited to retail traffic only once both phases are complete, and if the 10<sup>th</sup> Street entrance is limited to residential traffic. The development team has decided to adopt this recommendation. The development team expressed concern about having an entrance on H Street due to pedestrian site lines (sidewalk on H Street is narrower than the sidewalks on 8<sup>th</sup> and 10<sup>th</sup> Streets).

- iii. The development team cited a statistic from an H Street study that indicates 45% of people who visit H Street live within a quarter mile of the corridor and that pedestrian volumes are expected to double by 2025. The development team indicating the intersection at 9<sup>th</sup> and H to a “T” intersection would address this concern. The developers expressed concern that putting in entrance at H only and eliminating 8<sup>th</sup> and 10<sup>th</sup> Street entrances could cause problems for pedestrian traffic. Mr. Mahmud pointed out that he asked about adding an H Street entrance along with the other two planned entrances on 8<sup>th</sup> and 10<sup>th</sup>. The developers indicated that was not clear before. The developers promised an amended traffic study would be forthcoming that will consider input from DDOT.
  - 1. Mr. Smoker asked whether the traffic study is based on the existing H Street Connection building or expected traffic flow based on the new development. The developers confirmed the study is based on the existing building and that it does not provide a breakdown of the type of traffic coming in at this point.
- iv. The current parking plan calls for 61 retail parking spaces. The developers do not know whether building management will charge all retail visitors for parking or provide some sort of validation system. In addition, the developers confirmed that there have been no substantive discussions yet with the City regarding the 100 additional parking spaces the City plans to subsidize.
  - 1. Mr. Mahmud indicated an interest in getting more information regarding a parking plan that will incentivize all visitors to the development to park in the garage rather than on surrounding side streets. Mr. Mahmud expects this information so that there is full disclosure for the community. If there is no plan for encouraging people to park in the lot, then the surrounding side streets will inevitably experience an uptick in parking.
- v. The development team informed the committee “nicer materials” will be used near garage entryways (e.g. something other than cinder block). There will also be translucent windows above lower garage entry ways. The 8<sup>th</sup> Street (retail) side will be open during the day. The 10<sup>th</sup> street side will have a door that opens and closes as motorists pass through the entrance. Mr. Mahmud asked about using the quietest door possible given a loud door opening and closing will disturb both residents of the building and those living nearby. The developers confirmed it would do that.
- vi. The developers also confirmed best practices for effective rodent control during demolition would be explored.
- vii. The developers are also exploring construction methods that will minimize construction impact on nearby buildings. Pricing is currently being solicited for auguring (i.e. drilling) main support beams into the ground. This would cause much less vibration than methods that pound the beams into the ground. The developers expect to have pricing in another week or so for auguring. The developers will also do an existing conditions study and home inspections for any nearby residents who consent. This way the developers can determine if any of the construction has caused damage to nearby buildings.

- viii. The developers confirmed that a “shadow study” has been conducted to determine how the development will block sunlight for nearby residents. Mr. Glasgow promised to email the study results to Mr. Mahmud. According to the development team the project will not cast shadows on any of the nearby buildings or resident properties.
- ix. The Committee decided to hold off on making a recommendation pending results of the developers amended traffic study, DDOT’s analysis and additional information regarding the parking plan.

VI. Additional Community Comment - None

VII. Meeting adjourned at 8:30.

Next Meeting  
ANC 6A Transportation & Public Space Committee  
Capitol Hill Towers (900 G Street NE)  
November 16, 2009