

LeDroit Park Civic Association

Meeting Minutes

November 24, 2020

*Meeting conducted virtually via Zoom.

Board Present:

President - Elliot Seibert

Vice President – Sarah Bishop

Secretary - Becky Reina

Financial Secretary - Elizabeth (Zeba) Floyd

Parliamentarian – Richard Myers

Motions:

- Motion to approve letter of support for Historic (HPRB) application and zoning relief (BZA) for 1952 2nd St NW 3rd-Story Addition, Renovations, and Garage
 - See discussion and letter text below.
 - Motion passes 12 to 1.
 - Conducted via chat feature in Zoom and verbally for participants calling in via phone.

Announcements:

Future LeDroit Park Civic Association Meetings – January's virtual meeting will take place on Tuesday, January , 26th, 2021 7-8 PM.

(Note there will be no December meeting.)

Agenda:

Safety Report and Update – *Lt. Dae, MPD*

Lt. Dae, PSA 306, crime is down 28% from last year. Can expect fluctuation on property crime, including package thefts. Nearby PSAs have had car break-ins to steal airbags.

Reminder of camera rebate program and firearm tip rewards.

Lt. Dae recommends using Amazon pick up sites, if you won't be home to receive packages. President Siebert reminds residents they can also have packages delivered to the LeDroit Park Market. Text 50411 or call 202-727-9099 for anonymous tips. For any crime (presently happening or recently in the past like package theft) call 911.

Can reach Lt. Dae at michael.dae@dc.gov.

LPCA 2020 Holiday Celebration via DIY Ornaments – *Sarah Bishop, Vice President LPCA*

LPCA will not be having our annual Holiday party in December. Instead, we will decorate Anna Cooper Circle and invite residents to decorate a blank ornament and hang it in the square. Look to the listserv for more detailed information about how to pick up ornaments to decorate.

Howard University Campus Entitlement Plan Update – *Derrek Niece-Williams, Howard University*

Niece-Williams shares a powerpoint on the Howard U Campus

Mary Church Terrell House: Builder Monarch Construction as been selected for the Mary Church Terrell House. Howard is in final negotiations with Monarch. Currently on Stage 2 for exterior work; phase 3 is interior work (phase 1 was stabilization). They will be reconstructing the porch from scratch, so that will likely be part of phase 3 to maintain access to the building during Phase 2. HU has been trying to reach out to the direct neighbor, David Curey, to get permission to use some of their property to put up scaffolding. Cindy Paladines will connect HU with neighbors who may be able to get them in touch.

Walter Washington House: HU has 4 concepts for the renovation of the house. Niece-Williams shares plans for each. HU is looking at the renovation of the house as low-density residential, e.g. intended use would depend on which of the 4 options is chosen (visiting faculty, permanent faculty residents). Timeline on the project is slow enough that while the builder may be selected before the end of 2020, the project plans won't be solidified, so Niece-Williams can return to LPCA for our January meeting.

Master plan: extensive presentation, including academics and urban design and environmental aspects. New athletic campus on GA Ave.

This is an entitlements plan. There are many steps to each of these individual projects, with no specific timeline attached. This will give us ranges of timeline for each project; moving forward depends on city approvals and capital budgets.

Historic district: There is a small historic district at the heart of HU's campus, which covers the oldest buildings and greenspaces. HU is proposing a much larger historic district that covers buildings built before 1969.

Central Campus Parking: HU hopes to add a great deal of structured parking (garages) under proposed development projects.

Open Space/Landscaping: DC wants stormwater management in all projects, and HU has plans for a great deal of tree planting on campus. Question re hospital move, would take away a very large greenspace. HU is working to find other ways to re-green other parts of campus to replace the loss, and mindful to keep some amount of that greenspace in the final hospital plans.

1/25/21 HU hearing before the zoning committee regarding the campus plans, which does not include the properties outside the campus boundary like Walter Washington and Mary Church Terrell Houses.

Niece-Williams suggests that if residents have concerns, LPCA can condition its support based on particular points of concerns. Timing of next LPCA meeting won't allow Niece-Williams to return before the zoning hearing.

Howard is planning a CAC meeting on December 9th so the community can continue this discussion.

Focus on campus edges at GA Ave and McMillan for beautification.

Project A: Changes to athletic campus, Burr Gymnasium

Project B: Arts and Communication building, radio station, fine and performing arts, etc.

Project C: new student union - focus on terracing to soften interaction with McMillan reservoir.

Project D: Health Science complex and E: STEM.

F1 and F2: additional student housing (upper classmen apt style) on Sherman Ave with direct walking access through Banneker Recreation Center.

G, H1, and H2: New hospital expansion (beyond moving the hospital) - involves tearing down Stokes Library that was built in 2001. Not definite, included as a placeholder depending on broader future planning needs of the city (10 years from now after this current plan is approved and implemented).

Proposal for Hospital move: 225 beds, possibly up 250 depending on market study.

Comparison of 3 assessed sites, 2 on either side of GA Ave, before ultimately landing on site between W and Bryant Streets.

Community members express concerns around traffic circulation. Worries that ambulances will be asked to drive around all 4 sides of the hospital to get to ambulance drop off, but will instead weave through LeDroit Park to speed drop off. Community members think HU needs commitment from DDOT to change traffic patterns (potentially making W St 2-way), to ease traffic pattern.

Project J: at Barry and GA Ave, retail on ground floor, recreation and wellness above for students and alumni, and student housing on top.

Plan for current hospital site (including hospital and medical and dental school buildings, but not parking garages across 5th street which will be maintained as garages): hope to develop as a commercial and residential project. Proposal in the comp plan is high density residential and medium density commercial facing GA Ave with medium density residential facing LeDroit Park. Moving the hospital is likely on a 5 year timeline, followed by several years of decommissioning the hospital site (due to environmental regulations). Details including breaking the blocks back up/re-streeting and details of the project would only follow after the site was removed from the campus boundary, which requires city approval, thereby making the project by-right.

HU would like a letter of support from the LPCA on the campus plan. Matt Fey suggests having a special meeting in December to discuss the concerns around the hospital layout/location. Niece-Williams will work in the next 2 weeks to address concerns in the plan, so LPCA can perhaps approve the plan with no caveats.

President Siebert suggests having a meeting in early January before 1/25/21 to discuss hospital concerns. Siebert can be reached at 202.320.4308. Tentative date of Tuesday 1/12/21 at 7pm.

HU is scheduling a community advisory meeting on 12/9/20 to discuss the campus plan and the parcels that have been extracted from the plans. Joe will be in touch with more details.

1952 2nd St NW 3rd-Story Addition, Renovations, and Garage – *Gayll Worsley, W+W Associates Architects PC, requesting support for Historic (HPRB) application and zoning relief (BZA).*

Had a meeting in September with the ZPD committee, which gave them a lot of comments focused on the amount of glass and the proposal was not in keeping with the historic district. They have redesigned the facade. Now a 2 story bay instead of 3.

Added Mansard roof and reduced the size of the windows. Now no issues on zoning, other than requiring waiver of the 10 foot rule because there is a very short building to the south. Extension lines up with the building to the north. ZPD is not supportive of the redesign and voted unanimously to support the main house. ZPD did not approve the 2-story garage, but developer wants the second story of the garage for storage space for 2-units in the main building.

Asking for letter of support from LPCA.

Jason Bello gives brief update from ZPD meetings, agreeing with the developer's description of ZPD meetings. Thanks developer for working with the community and ZPD. Bello does say that the only 2-story garages in the neighborhood were not properly permitted or the permits were granted in error. Says ANC Norman was very against the 2-story garage. HPRB staff says 2-story garages are permitted. Bello thinks Norman was against the garage being 2-stories based on fear it would become a dwelling unit. Developer says this will be solely used for storage. Developer is not asking for an exception for the garage, it's by right zoning.

Motion by Zeba Floyd to approve the letter. Seconded by Kyle Darpa. Motion passes to support the historic application and zoning relief 12 to 1.

Other community announcements and updates:

ANC1B Meeting: December 3, 2020 6:30 – 8:30 pm

Advisory Neighborhood Commission 1B
2000 14th St NW #100b
Washington, DC 20009

November 24, 2020

Re: 1952 2nd St NW

Dear Members of the Commission:

This letter is to inform you that the LeDroit Park Civic Association held a meeting on November 24, 2020 and voted to support the current proposal (with drawing revision and submission date 11/02/2020) Sledmere LLC's proposed redevelopment of 1952 2nd St NW, including a new façade, a third story, a rear addition and a detached garage and to support the granting of zoning for the rear extension.

Sincerely,

Elliot Seibert