ANC 6C Transportation and Public Space Committee
Kaiser Permanente Capitol Hill Medical Center
700 2nd St. NE, Room G3-G4
Thursday, June 6, 2019
7:00 pm

REPORT

Members Present
Mark Kazmierczak, chair
Comm. Jay Adelstein
Yancey Burns
Elissa McDade
Christy Kwan

1. Verizon – 120 7th St. NE

Follow-up on the Verizon telecommunications building at 120 7th Street NE. At previous TPS meetings, Verizon and nearby residents have discussed issues with loading and improper use of public space. In the May meeting, Verizon stated it had conducted a survey but did not have the results yet. They will be present to discuss what mitigations they are willing to offer.

Representatives: Brett Greene, Kendra Seto, Verizon [6C01]

Kendra Seto, Verizon Real Estate Manager for DC, DE, and MD, stated Verizon had a survey conducted to identify property lines. Based on that, Verizon is proposing to install an iron fence along their property line (in line with the face of the building) by the parking area. The fence will adhere to historic design guidelines and will contain a gate that is the width of the path leading from the sidewalk to the parking area. Verizon is getting pricing now and will send designs before they install it. Members of the community present supported the proposal.

The committee also asked about tree-box fencing, as that could prevent trucks from back up to the new fence and parking in public space. Verizon had not considered that (as they were under the impression they could not install anything in public space) but Ms. Seto said she will discuss that with leadership. If they install tree-box fencing it will be for all tree boxes in front of the building for consistency.

A member of the community raised other concerns to be addressed. There are storm drains at the property that are not city owned and that don’t drain, causing flooding during rains. Ms. Seto had noticed that at her last site visit and has already begun addressing it. When asked about the potential for using cranes again to load/unload equipment, Ms. Seto stated they will have to at some point, but they will follow the proper procedures regarding permitting and notification. If equipment needs to be loaded/unloaded in off hours due to emergency service, Verizon will notify the ANC.

Going forward, Verizon will give the ANC updates on the status of the fences and other issues at the site. Commissioner Healey will be the main point of contact.

No Motion

Meetings are open to the public and residents are encouraged to attend.

The full Advisory Neighborhood Commission (ANC 6C) usually meets on the second Wednesday of every month at 7:00 pm. and will vote on all committee recommendations. Non-voting items from this committee meeting may be omitted from the full ANC agenda. Commission meetings are held at the Heritage Foundation, 214 Massachusetts Avenue NE. For a complete ANC schedule and agenda, see http://anc6c.org/.
2. 35 New York Ave NE | Application #325353

Streetscape improvements associated with new building construction. Improvements include Pepco vault, curb and gutter, sidewalk, commercial driveway for loading area, and bike racks.

Representative: Gordon Fraley, Altus Realty [ANC6C06]

Mr. Fraley described the development project at the site, which will consist of a 13-floor Meininger Hotel (a hotel line based in Berlin); this will be the first Meinenger hotel in the U.S. As proposed, the building is by-right (with extra height allowance purchased through Transfer of Zoning Rights [TDR]). The building will be accessed on both New York Ave and N Street. Although the address and “main entrance” will be on New York Ave., the builder expects most guests will use the N St. entrance because the traffic is much calmer and it is closer to the Metro.

Some additional details of the project:
- N street will have two loading berths accessed through a single curb-cut
- Landscaping along New York Ave. will be consistent with neighboring properties. Ten feet of walkway will be maintained in between landscaping by the curb and at the building.
- Two bike racks will be on the New York Ave. side but none on the N St. side (although the Hyatt next door already has some).
- The project is coordinating with others on the block with electrical infrastructure. There will be a PEPCO vault in public space along N St. The vault has two parts, one with a solid cover and one with a grated cover (required by PEPCO). The grate is in the public parking and six feet of walkway are maintained between the grate and the curb-side landscaping.
- No bike racks on N, but will have bike racks in parking area.
- Green roof with stormwater management.

Motion: Recommend the ANC support the application (Kazmierczak, Burns)
Vote: Passes, 5 – 0.

NOTICE: The next TPS Committee meeting will be held Wednesday, July 3rd because of the Independence Day holiday.