

# PARK VIEW NEWS

For the ANC 1A08 Community, and beyond. 

August/September 2014. Vol. 4, No. 8/9

## PARK VIEW NEWS.

Published monthly in Park View, City of Washington, D.C., in the interest of the community.

Advertising and other matter intended for publication should be sent in about the 20<sup>th</sup> of the month previous to publication.

Public notices of weddings, deaths, anniversaries, or other subjects of general interest in Park View will be given space, and residents are invited to contribute such news.

Kent C. Boese

Commissioner ANC1A08  
Editor and Publisher.

[kent.boese@anc.dc.gov](mailto:kent.boese@anc.dc.gov)

608 Rock Creek Church Rd., NW

## JULY ANC 1A REPORT

The July ANC 1A meeting was attended by Commissioners Vickey Wright-Smith (1A02), Kevin Holmes (1A05), Patrick W. Flynn (1A06), Kent Boese (1A08), Bobby Holmes (1A09), Dotti Love Wade (1A11), and Rosalind M. Gilliam (1A12). Commissioners Daniel Kornfield (1A01), Steven Swank (1A03), Morgan Corr (1A04), Thomas Boisvert (1A07) and Anthony Cimino (1A10), were absent.

The original July 9 meeting date failed to achieve a quorum, and business was conducted on the rescheduled date of July 17.

The first item on the agenda was consideration of a grant application by the Georgia Avenue Community Development Task Force. The Commission approved the grant, but reduced the award due to the funds available in the 2014 budget. The Commission also approved a moratorium on grants for the remainder of FY14.

The BZA Application for 625 Park Road was introduced and the Commission considered the requested variances. The need for variances arose due to the Commission's support for achieving landmark status for the church building on the property. The Commission approved the BZA application unanimously. The Board of Zoning Administration similarly voted unanimously to approve the application on July 22nd (see image below for perspective of the development).

Commissioner Flynn introduced an alcohol license Settlement Agreement for Chikiting located at 3226 11th Street, NW. The agreement was unanimously supported by the Commission.

Lastly, Commissioner Boese introduced a public space application for the restaurant located at 3439 14th Street, NW. As the area in front of the business had already been improved as an outdoor patio by a previous business, and as there were no ABRA complaints on file, the application was approved unanimously.

Official ANC 1A minutes are available online at:  
<http://anc1a.org/mins.html>

The next ANC 1A meeting is scheduled for September 10 starting at 7 p.m., Harriet Tubman Elementary School.



Perspective of approved 625 Park Road project

**PUBLIC MEETING  
CONCERNING  
DEVELOPMENT OF  
HEBREW HOME  
PROPERTY SCHEDULED  
FOR SEPTEMBER 9<sup>TH</sup>**

The Department of General Services (DGS) will hold a meeting to continue the public discussion on the development of the former Hebrew Home for the Aged located at 1125 Spring Road, N.W.

The meeting will be held at Raymond Recreation Center in the Multipurpose Room on Tuesday, September 9, 2014, from 6:30 p.m. to 8:00 p.m. Raymond Recreation is located at 3725 10th Street, N.W.

The meeting scheduled for the ninth will be the third public meeting on this development. Both the Surplus Hearing on June 17th and a follow up meeting hosted by Councilmember Bowser on August 12th were packed with interested residents.

The proposal includes both the former Hebrew Home building at 1125 Spring and the former Paul Robeson School building on the eastern section of the property.

As presented by DGS and the DC Housing Authority, the proposed development could have between 160 and 200 units of new housing once completed. The way this breaks down is 75-80 units in the historic structure, and up to 90-120 units in any new construction that replaces the Robeson School.

Initially, the development was proposed as 100% affordable housing with 60% AMI as the upper income level for residents – or an income of \$44,940 for a 1-person household and an income of \$64,200 for a 4-person household.

The primary issues under discussion center around the development's affordability and what percentages should be set aside for senior housing. Some who live across the street from the property want much of the property to be market rate – or as much as possible – others have advocated for 100% affordable housing, and still others want the historic building to be 100% senior housing.

All involved – particularly Councilmember Bowser and ANC 1A – are interested in finding a balance that both meets the needs of the neighborhood and supports those needing affordable housing options at all levels of the spectrum.

DGS has made the presentations from the Surplus Hearing and the August meeting available to the public, and they can be found at the following URL: <http://dgs.dc.gov/page/1125-spring-road-project>



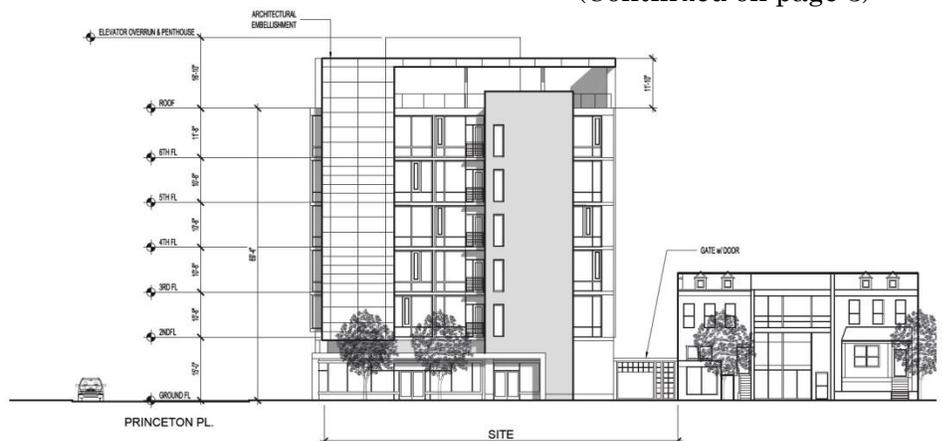
**NEW DEVELOPMENT  
PROPOSED FOR 3619  
GEORGIA**

The new owners of 3619 Georgia Avenue – the Warrenton Group – are proposing to redevelop the property with a new 6-story, 27-unit mixed use building.

The site is currently a one-story commercial building on the southeast corner of Princeton and Georgia. The Warrenton Group would demolish the current building to construct the new 27-unit development.

The Warrenton Group is seeking a parking variance for the building and has filed an application with the BZA.

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(Georgia Avenue elevation for proposed 3619 Georgia Avenue development)

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According to current zoning requirements, a 27-unit building would normally contain 14 parking spaces.

Due to the variance request, ANC 1A has invited the developers to present their proposal at the September 10 meeting of ANC 1A. The Commission will not take a vote during this meeting, but rather will schedule a vote for their October meeting. Commissioner Boese is also in the process of scheduling an additional community meeting which will be announced separately.

According to the materials and plans included with the application, the Warrenton Group proposes to demolish the existing structure on the Site and to construct a new mixed-use building with cellar and ground floor retail and 27 residential dwelling units. The project will include a total of 22,555 square feet of gross floor area, with approximately 23,518 square feet of gross and cellar floor area devoted to residential uses and approximately 2,911 square feet of gross and cellar floor area devoted to retail uses.



### 225-UNIT RESIDENTIAL DEVELOPMENT PLANNED FOR ALSCO/LINENS OF THE WEEK PROPERTY

On Wednesday, August 13, 2014, the Holladay Corporation made their initial presentation to members of the community about their plans to redevelop the

property on Lamont Street, NW, currently housing AlSCO (formerly Linens of the Week). AlSCO is currently in the process of developing a new location in Maryland and is planning to move to their new location in late 2015.

The Holladay team also included prominent local architect Eric Colbert who has been working with Holiday to design a project that will have 225 units of housing and 102 parking spaces. The project breaks down into three parts.

The first part is the vacant parking lot on the west end of the property. This area would be developed to have a 3-story, 9-unit building along Lamont Street and include 14 parking spaces at the rear. The building would have a total of 9,600 sq. ft.

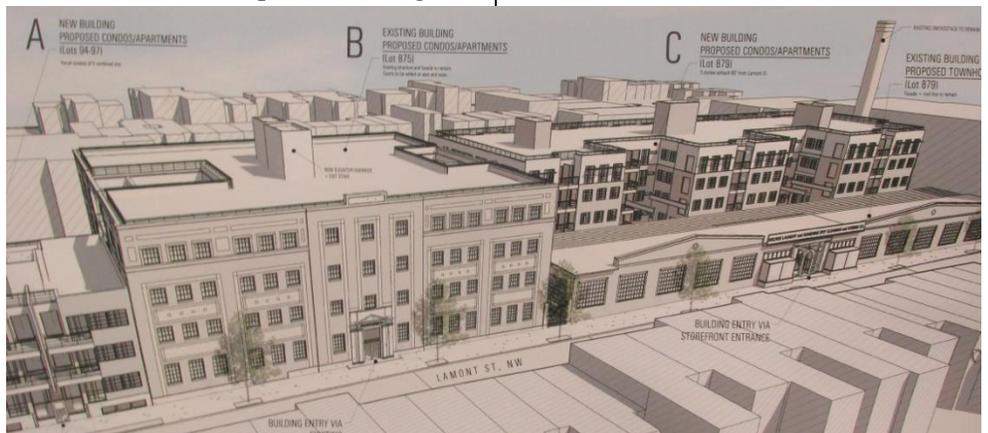
The 4-story building constructed in 1925 toward Sherman Avenue would be converted to create 77 living units in this building. No parking would be included in this section of the project. This structure would have around 68,784 sq. ft. of living

space.

The large one story building toward Georgia Avenue would have about 117,886 sq. ft. of space for 139 units. This is the oldest of the buildings, originally erected ca. 1920. The 1-story facade would be retained and restored and the original entrance would be returned to how it looked when the building was first completed providing a prominent entryway. The Lamont Street section would be developed into townhouse-like living units.

The remainder of the one story building would be razed and excavated for a single level of underground parking containing 102 parking spaces. A larger building, which would be no higher than the 1925 building to the west, and certainly no higher than Lamont Lofts to the east, will be constructed above the parking lot. The taller building is set off from the single story Lamont section by open courtyards, and has been sited so that it is just as close to

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(General perspective drawing showing proposed development from the south)

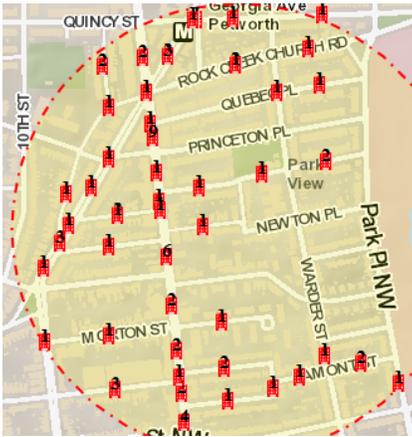
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the front of the houses on the south side of Lamont Street as it is to the rear of the houses on the south side of Morton Street.

Those interested in learning more about this development can do so at the September 10th meeting of ANC 1A.



**CRIME REPORT FOR THE PERIOD 6/15/14-8/15/14**



In comparing crime for the past two month with the same period last year, total crime was down. A year ago there were 99 reported crimes within 1,500 feet of the intersection of 6th Street and Newton Place, NW, compared to 85 this year. Of the 85 incidents, 76 were property crimes and 9 were violent in nature. The decrease in crime this period over last year was almost entirely within violent crimes, which numbered 22 last year.

The reported crimes were:

- Homicide ..... 1
- Robbery Excl. Gun .....2
- Robbery w/ Gun ..... 1
- Assault Dangerous Weapon

- Excl. gun ..... 4
- Assault Dangerous Weapon gun ..... 1
- Burglary ..... 2
- Theft..... 38
- Theft from Auto ..... 33
- Stolen Auto ..... 3

Information from <http://crimemap.dc.gov/>



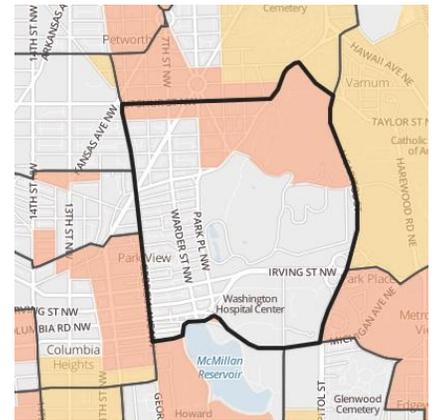
**AREA REAL ESTATE SALES REPORTING PERIOD: MAY/JUNE 2014**

3565 6 <sup>th</sup> .....	\$505,000
542 Irving .....	\$515,250
610 Irving #T-05 ....	\$275,000
533 Kenyon .....	\$672,500
507 Lamont .....	\$658,000
701 Lamont #21 .....	\$475,000
701 Lamont #36 .....	\$460,000
747 Morton .....	\$366,000
760 Newton .....	\$657,000
617 Otis .....	\$524,000
733 Princeton .....	\$480,000
709 Rock Creek Ch. ....	\$530,000
3223 Warder .....	\$650,000

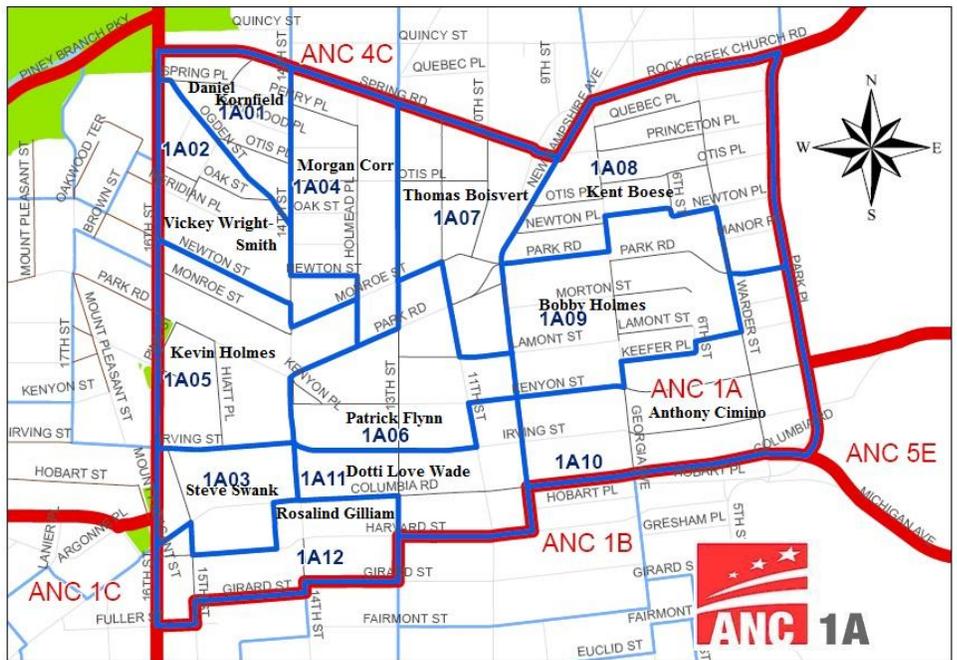
**MAYOR ADOPTS NEW SCHOOL BOUNDARIES**

On August 21st, it was announced that Mayor Gray adopted the final recommendations on the new school boundaries and that they will go into effect for the 2015-2016 school year. The full *Washington Post* article can be read here:

<http://wapo.st/1qtQ4sA>



(New boundaries for the Park View elementary school stop at Georgia Avenue on the west & expand to the north)



**ANC 1A Single Member Districts and Commissioners effective September 2013**

Office of ANC 1A 7/2012