



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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June 5, 2019

Mr. H. Alan Brangman, Chairman, and Members of the Board
Old Georgetown Board
401 F Street NW, Suite 312
Washington, DC 20001

Dear Chairman Brangman and Members of the Board:

On June 3, 2019 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by six commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on June 6, 2019:

With regard to SMD 2E02 - OG 19-158 (HPA 19-307) 3324 Reservoir Road, NW:

ANC 2E recognizes that the adjacent “sister” townhouse is an award-winning property (see below photo on the left). The ANC has significant concerns about how the unilaterally-submitted concept design could destroy the historic fabric of both townhouses (see below photo on the right). The ANC also has significant concerns about how this submission, if approved, would create an untenable precedent that goes against the historic character of the Dent Place NW alley and Georgetown.

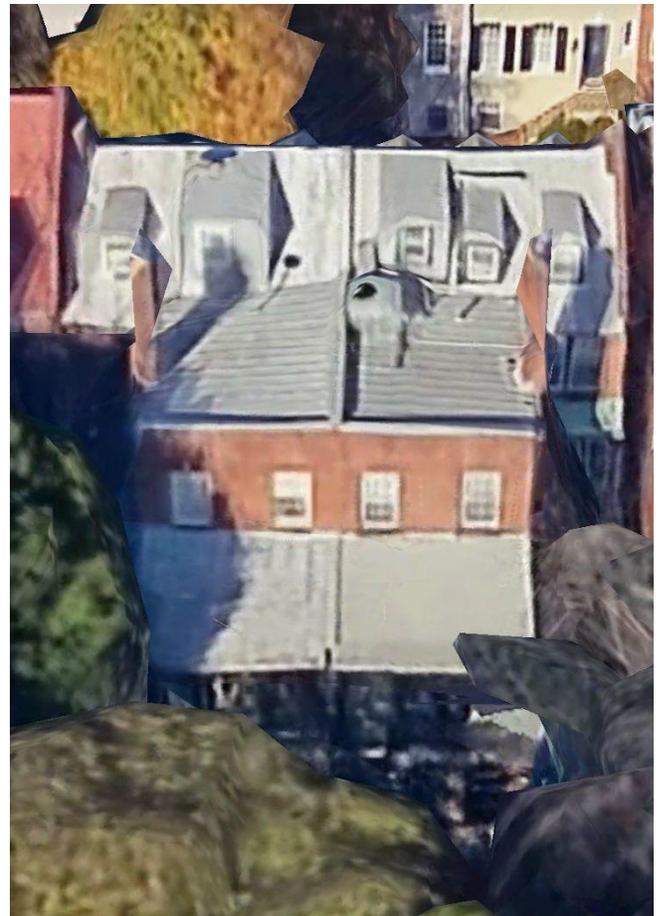
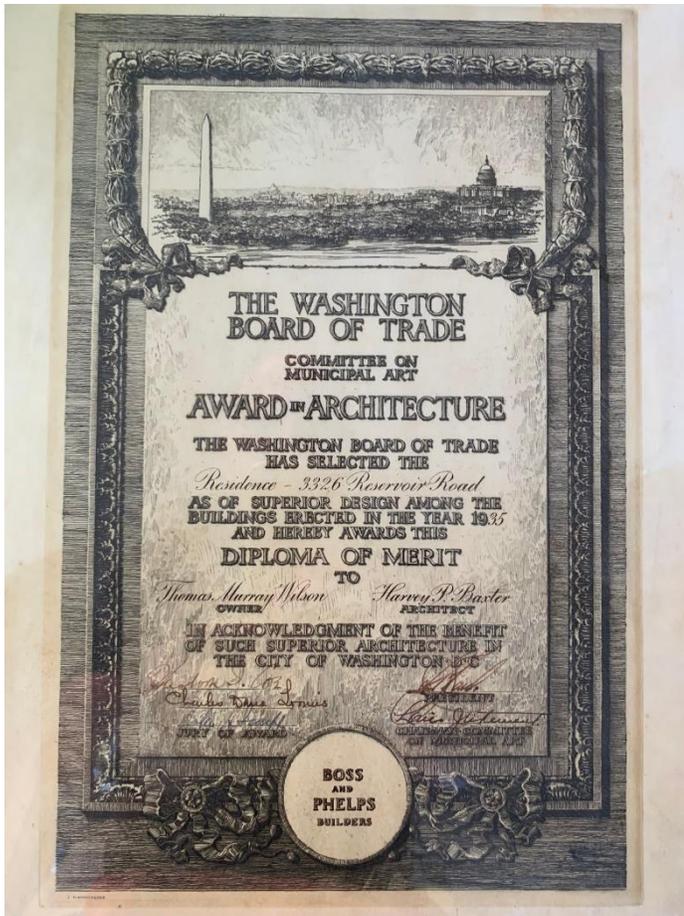
ANC 2E believes that a high bar should be set as the Old Georgetown Board considers whether to approve this separation of an architectural unit.

ANC 2E deeply appreciates the applicant and the applicant’s architect for working with the community to revise the concept design. The ANC is grateful that the applicant’s architect did minimize the proposed second floor extension toward the garden.

ANC 2E understands how growing families need more space and the ANC encourages more young families to make their home in Georgetown. Therefore, the ANC asks the Old Georgetown Board to approve this concept design.

COMMISSIONERS:

Kishan Putta, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
Anna Landre, District 4 Lisa Palmer, District 5 Gwendolyn Lohse, District 6
Elizabeth Miller, District 7 Matias Burdman, District 8



With regard to SMD 2E03 - OG 19-179 (HPA 19-355) 3129 O Street, NW:

ANC 2E notes that the plans do not accurately describe the extent of the demolition of the historic fabric of the house already under construction. The ANC further notes that construction was apparently commenced on this upward addition to the house without proper permits. The ANC lastly notes that the applicant has apparently removed a large legacy tree on the property without having applied for the necessary permits.

That being the case, ANC 2E opposes this application and asks the Old Georgetown Board to reject it.

With regard to SMD 2E03 - OG 19-175 (HPA 19-351) 1234-1242 Wisconsin Avenue, NW:

ANC 2E commends EastBanc for its commitment to the neighborhood and its willingness to make such a major investment in the rehabilitation of retail in Georgetown above M Street NW. The ANC is excited about the proposed plans as presented. However, the ANC does not have the architectural expertise to comment very specifically on the plans and will leave the discussions regarding all elements of the plans to the architects on the Old Georgetown Board. The ANC looks forward to the project returning to the ANC as an application for a permit.

With regard to SMD 2E03 - OG 19-190 (HPA 19-366) 1353-1355 Wisconsin Avenue, NW:

ANC 2E recommends approval of this concept design.

With regard to SMD 2E05 - OG 19-186 (HPA 19-362) 3220 Prospect Street, NW:

ANC 2E is pleased to see the attention being paid to this piece of our community. The ANC has a few pieces of feedback for the Old Georgetown Board to consider as it reviews this new concept. First, from a transportation perspective, the ANC appreciates that the loading needs for this iteration of the project are significantly smaller and less burdensome on the neighborhood.

From a design perspective, ANC 2E looks forward to reviewing a massing and light study from Wisconsin Avenue, M Street, and Prospect Street NW so that the ANC, the Citizens Association of Georgetown, and the Old Georgetown Board may evaluate the light and air changes due to the height of this new building.

ANC 2E has received feedback from a neighbor noting interest in highlighting the potential for wide sidewalks on this block should the retail be set back from where it is currently proposed. The ANC agrees that a setback of the retail space would create a lovely walking environment for the community, particularly considering the significant setback of the building across the street and the concept in front of the Old Georgetown Board at 1234-1242 Wisconsin Avenue NW. Furthermore, it is believed that this could be accomplished without losing interior square footage. The ANC highly recommends that the applicant explore this idea to determine if it is practicable and desirable.

ANC 2E asks the Old Georgetown Board to consider the Citizens Association of Georgetown's recommendations regarding the differentiation of the design of each proposed retail storefront. The ANC also notes that the neighbors to the west have not yet been notified regarding the concept and that the roof decks may overlook the backyards of neighbors, which would not be supported by the ANC.

ANC 2E looks forward to continuing to work together with the developer to create a new space that is unique both to and within Georgetown.

With regard to SMD 2E05 - OG 19-185 (HPA 19-361) 3401 Water Street, NW:

ANC 2E continues to believe that redevelopment of 3401 Water Street NW provides an exciting opportunity for improving the overall experience on Water Street NW. However, the ANC remains concerned about the overall change in viewshed, particularly from the north side of the canal. The ANC asks the Old Georgetown Board to carefully consider how this will affect views from north of the canal.

Otherwise, ANC 2E requests that the Old Georgetown Board considers the careful feedback from the Citizens Association of Georgetown when evaluating the appropriateness of this concept design in the historic district.

Furthermore, ANC 2E has significant concerns about the limited parking availability for the building's residents and loading off of Water Street NW because of the extremely limited availability of on-street parking in this area.

With regard to SMD 2E06 - OG 19-182 (HPA 19-358) 1525 29th Street, NW:

ANC 2E appreciates the submission of this revised proposal given that there were concerns from the entire neighborhood regarding the initial proposal. The ANC asks, with this new proposal, that the owner takes special care of the evergreen tree whose trunk is in the neighboring property immediately to the north but a high percentage of the branches are in the property at 1525 29th Street NW. Additionally, the same neighbor to the north has a fence that was designed by the same artist who designed the World War II Memorial. The ANC asks that special care be taken to protect the fence.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard G. Murphy, Jr." in a cursive script.

Rick Murphy
Chair, ANC 2E