



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Jason Fink; 03- Jimmy Dubois
04- Beau Finley; 05- Vacant; 06-Angela Bradbery
07- Maureen Kinlan Boucher; 08- Vicki Gersten; 09-Nancy MacWood

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ANC3C Resolution 2020-CONSENT
Regarding Historic Preservation Review Board Application No. 20-396 for
Conceptual Design Review for 2631-2641 Connecticut Avenue NW

WHEREAS, Martin-Diamond Properties has filed an HPRB application for a conceptual design review for a conversion and expansion of existing mechanical penthouse to habitable third floor commercial;

WHEREAS, Martin-Diamond Properties are proposing a by-right conversion of the existing mechanical penthouse located at 2631-2641 Connecticut Avenue to approximately 6,500 square feet of third floor office space. The conversion would result in:

- Extending the northern and southern walls to align with the adjoining properties
- Activating the existing concrete wall fronting Connecticut Avenue with glass and steel
- Partial extension of the rear elevation to the existing third floor parapet

WHEREAS, the Site is located at 2631 Connecticut Avenue, N.W., more specifically described as Lot 161 in Square 2204. Square 2204 is bounded by Woodley Road to the north, Woodley Place to the east, Calvert Street to the south, and Connecticut Avenue to the west. The Square is bisected by a 15-foot wide public alley that runs parallel to Connecticut Avenue and abuts the rear (east) of the Site. The Site is located on the east side of Connecticut Avenue, between Calvert Street and Woodley Road, and contains approximately 16,560 square feet of land area. The Site is located in the C-2-B District and is within the Woodley Park Neighborhood Commercial Overlay District. The Site is also within the Woodley Park Historic District;

WHEREAS, the Site is one of five ground floor retail / service spaces in the two-story commercial building at 2631-2643 Connecticut Avenue, N.W. The building was constructed as a matter-of-right under the Zoning Regulations in the early 1990s. The building is 136 feet wide and spans the full width of the Site. The Site is 120 feet deep however, the building's depth is only 105 feet, with the remaining 15 feet used as the rear yard;

WHEREAS, the Site (*building*) is currently energy inefficient; however, Martin-Diamond Properties will be replacing the roof as well as the building systems which will enhance the overall efficiency for the entire complex. The proposed green roof fronting Connecticut Avenue will also reduce stormwater run-off and reduce the building solar heat load;

WHEREAS, Martin-Diamond Properties intends to use modular construction for the third floor addition which will involve panels being constructed offsite and then “buttoned-up” onsite. This process will limit construction use within the alley and will only require a short duration of use of a crane from Connecticut Avenue - in order to hoist the modular structure onto the roof with limited to no impact to homeowners to the rear who share the adjacent alleyway that divides the project and development;

WHEREAS, Martin-Diamond Properties’ conceptual design is consistent with the zoning regulations as to the height, lot occupancy and floor area ratio;

WHEREAS, Martin-Diamond Properties’ by-right development has sufficient parking, loading and trash accommodations as required by the zoning regulations. A below-grade parking garage accessed off the alley currently provides 46 striped spaces and can accommodate approximately 20-30 more cars through attendant parking. The rear yard is used for truck deliveries and pick-ups;

WHEREAS, Martin-Diamond Properties met with the following constituencies and community stakeholders:

- Review of initial massing options with Commissioner Lee Brian Reba in October 2019
- Meetings with HPO Staff and Zoning Administrator in November 2019
- Review of plans with the commercial neighbor to the north in November 2019
- Review of plans with the commercial neighbor to the south - not applicable
NOTE: *Martin-Diamond Properties owns the commercial property to the south*
- Review of concept plans with the Woodley Park Community Association in December 2019
- Review of concept plans with the Woodley Park Main Street in December 2019
- Reconnected with Commissioner Lee Brian Reba in January 2020
- Review of concept plans with adjacent residential neighbors in February 2020
NOTE: *Commissioner Lee Brian Reba and members of the Woodley Park Community Association were also in attendance*
- Review of concept plans with ANC-3C (*Public Space & Zoning meeting*) in July 2020

WHEREAS, Martin-Diamond Properties will work with HPRB and the above constituencies and community stakeholders regarding the following:

- Applicant is going to review refining the screening around the mechanical penthouse on the back of the third floor (*rear*) to be defined within the design phase of the project
- Applicant acknowledges the mechanical penthouse footprint needs to be modified before completing the shadow study
- Applicant agrees to use similar film and/or window dressings resembling 2649 Connecticut Avenue in order to limit light pollution from the rear upper windows. Martin-Diamond Properties owns 2649 Connecticut Avenue.

WHEREAS, Martin-Diamond Properties will hold a community meeting prior to the development of the DDOT Traffic Control Plan in order to engage feedback and any potential concerns regarding blocking the alley, flow of traffic, and potentially preventing residents from entering / exiting their homes in the rear.

THEREFORE BE IT RESOLVED, that ANC-3C supports the HPRB conceptual design review for a conversion and expansion of existing mechanical penthouse to habitable third floor commercial; and

BE IT FURTHER RESOLVED, that ANC-3C urges Martin-Diamond Properties to continue to work with the Woodley Park neighborhood, adjacent neighbors, Commissioner Reba, and DC Government stakeholders throughout the process in order to ensure community engagement, timely notifications and future application updates; and

BE IT FURTHER RESOLVED THAT THE Chair, Commissioner for 3C01 and/or their designee(s) are authorized to represent ANC-3C on this matter.

Attested by

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive, flowing style.

Nancy J. MacWood
Chair, on July 20, 2020

This resolution was approved on the consent calendar by a voice vote on July 20, 2020 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.