



Foggy Bottom & West End Advisory Neighborhood Commission 2A

(www.anc2a.org)

Regular Meeting Minutes

Wednesday October 17, 2012 7:00 p.m.

St. Stephen's Martyr, 25th St. and Pennsylvania Ave. N.W.

Call to Order

Chair Florence Harmon called the meeting to order at 7:14 p.m. Commissioners Asher Corson and Armando Irizarry were also present. Chair Harmon stated there was not a quorum. Chair Harmon added that the meeting will proceed and will be an opportunity to discuss issues and topics. Commissioners Rebecca Coder, David Lehrman, and Graham Galka were not present. Commissioners introduced themselves.

Chair Harmon stated that because there was not a quorum ANC 2A cannot adopt the agenda nor can matters be voted upon. Chair Harmon will inform the community on the ANC 2A website about the scheduling of special meeting to consider matters that need to be addressed by the ANC before the next regular meeting.

Chair Harmon made changes to the agenda for discussion only: an item regarding EastBanc and West End Library project will be added per Commissioner Coder's request. An update on the New Hampshire project and the installation of a stop light on 22nd and I Streets also will be added to the agenda.

The presenters for the George Washington University (GWU) Hospital project stated that since they need a vote from ANC2A, they will wait to present their project at another meeting.

Similarly, the presenters for GWU Square 50 project (EastBanc West End – BZA 18456) stated that since they need a vote from ANC 2A, they will wait to present their project at another meeting.

General Agenda

Safety Report

Officer Ellis reported crimes were down, with the exception of thefts, from the same period last year. There were 185 incidents of crime in September 2012. He encouraged community members to be careful of their property and stated that most crimes occur between Thanksgiving and Christmas.

Updates

New Hampshire DDOT Reconstruction and Resurfacing Project

Mike Tucker, a consultant to DDOT, provided an update on the status of the New Hampshire project.

The west side of New Hampshire Avenue from H Street to I Street has been completed. This upcoming week, the east side of New Hampshire (northbound up to Dupont Circle) is being worked on, which includes curb work and driveways. National Park Service (NPS) owns the land of the middle median strip on New Hampshire Avenue. The DDOT website, www.newhampshireavestreetscape.com, will provide two-week updates. The field office is located at 1712 L Street, NW.

Community member Barbara Kahlow requested that DDOT provide an explanation for their decision to maintain brick sidewalks in the project. Sherri Kimbel, of Council Member Jack Evans' office, advised that Terry Bellamy, Director of DDOT, stated DDOT must maintain brick sidewalks on New Hampshire Avenue and make New Hampshire Avenue a two-way avenue at Washington Circle because these are requirements of the federally funded contract for this project, which has been signed, was bid upon on that basis, and thus could not be changed.

Community member Steve Timlin provided an update about planting crepe myrtle trees on the 800 block of New Hampshire Avenue. About 15-20 crepe myrtle trees could fit in the median strip between the Watergate and the Saudi Arabia Embassy along New Hampshire Avenue. He was told by NPS staff that they had no objection to crepe myrtle trees and would consider this option if the crepe myrtles were donated to NPS (*i.e.*, paid by DDOT). NPS is not in favor of removing healthy trees. Steve Timlin would approach the Foggy Bottom Trust Fund to fund the purchase of the crepe myrtle trees. Also, Mike Tucker will forward the community's request for crepe myrtle trees to DDOT.

West End Fire Station Relocation - DMPED

Matt Troy from the Office of Deputy Mayor for Planning and Economic Development (DMPED) provided an update on the relocation of West End Fire Station Engine 1, currently at 22nd and M Streets. He presented three options for the new temporary relocation of West End Fire Station that would permit the service area to remain the same.

Three optional locations for the relocation of temporary West End Fire Station are:

1. Francis- Stevens Field (2425 N Street).

This site is partly owned by DC and NPS. Eight street parking spaces will be removed to accommodate the fire truck dimensions.

2. Tennis Courts located on 23rd Street, on the other side of Francis-Stevens Educational Center. No trees will be removed and two tennis courts will remain. The relocated fire station will occupy one tennis court. Sound will need to be mitigated because of adjacent residential buildings. Fire trucks will exit onto 23rd Street heading south.

3. Stevens Elementary School Parking Lot (1050 21st Street).

The RFEI (requests for expression of interest) for this site has been awarded to Akridge and Argos; Capstone Development, LLC. The timing of the West End Library/EastBanc Development (Square 50), which has been delayed because of litigation, impacts the decision regarding the temporary fire station location on this site. EastBanc requested expedited hearing

in pending litigation with the Library Renaissance Group, which was granted. It is hoped that in February 2013, the case will be presented to a three-judge panel of the appeal courts for decision.

DMPED staff estimated that the Square 50 development, once started, could be completed in 14 months. The criteria for deciding where to relocate temporarily the fire station includes the Fire and EMS Department (FEMS) criteria, community input, and the impact on the Stevens School development.

Pertaining to a possible location of the fire station on Francis Field, Commissioners asked whether 25th Street will continue to be two-way and whether a lane will be lost on 23rd Street during construction. Community members also noted that Friends of Francis Fields recently received \$300,000 worth of improvements to the Francis Field. Representative from Dupont Circle ANC 2B said the tennis courts are part of their ANC and requested information on the relocation of the fire department to this site.

Regulatory Agenda

ABRA and ABC Board Matters

Abdotel - Allen Lee Hotel (2224 F Street NW) Retailer's Class "C" Hotel License Application

Chair Harmon said this item was discussed at the last ANC 2A meeting but was not voted upon. Jim Nathan of Abdo Development discussed the Allen Lee Hotel project. This hotel is not a designated historic structure, but it is over 100 years old. Abdotel wants to upgrade the Allen Lee Hotel and its onsite amenities. They are currently in the study stage and do not have plans or drawings. However, they specialize in historic preservation. They plan to apply for a liquor license. The renovation project is planned to last about 14 months. They may plan to reduce the room count in order to provide bathrooms in each room and expand the lobby. Their clientele will be business travelers and tourists, which will be offered substantially lower rates than elsewhere in DC (\$200).

Commissioner Corson asked about plumbing and communal bathrooms and was told the option of having bathrooms for each room is being studied. Commissioners stated they were excited about having a hotel in the neighborhood.

Froggy Bottom Pub

Froggy Bottom Pub (currently at 2142 Pennsylvania Avenue) has to relocate because GWU will construct a new building on 21st and Pennsylvania Avenue. The Froggy Bottom Pub will relocate to 2021 K Street, NW. It will not provide entertainment but will have outside seating and maintain 130 occupancy.

Chair Harmon wished them best of luck and expressed the community's widespread support. Commissioner Corson said he was glad they will stay in neighborhood.

Matters before the DC Zoning Commission

Square 75A/2100 West

- Modification of First Stage PUD & Second State PUD & Closing of Public Alley

- Impact on The President Condominium and Amenity/Public Benefits

GWU staff presented information on the Square 75A project. The first stage PUD was approved for the additional 44,000 square feet in February 2012. The site is zoned C-4. They filed the application for alley closing on July 2012. The Zoning Commission hearing for this matter is scheduled November 15, 2012. They will continue discussions with the President Condominium about the alley location, wall repair, and construction concerns.

GWU will provide affordable rental housing and 6,637 square feet of retail space on Pennsylvania Avenue. They have identified seven units in three rowhouses on the south side of F Street as affordable housing.

Square 75A is being redeveloped for commercial/investment purposes to provide non-enrollment revenue. The design plans for the following:

- 250,000 square foot building,
- 130 feet tall with 11 floors above grade
- 179 parking spaces located on three below grade floors of which 35 are reserved for valet parking and 138 are new parking spaces.
- LEED Gold standard.
- 6500 square feet of retail on the ground floor with a two-story lobby.
- Office space on second floor and above.
- Exterior of building to have a glass façade with glass fins perpendicular to the façade.

GWU has requested that the alley be moved from its current location away from the President Condominium, on the other side of the adjacent townhouses, to a location adjacent to the President Condominium. The new location of the alley will be right next to the Condominiums, separated by a 2-3' buffer of green space, plantings, and a chain linked fence. The new alley is wider and larger than the original alley. Loading trucks, vehicles and pedestrians will have access to the alley. The townhouses adjacent to the President Condominium will be torned down, and the space will be combined with the current Rice Hall building to create a new proposed Square 75B with a lot area of 17,933 square feet.

Chair Harmon stated GWU has offered retail space and affordable housing as their amenities for this development. However, ANC2A takes a different position regarding the amenities. She wants the best amenities for the community and wants to minimize its impact on the Condominium.

Marty Sullivan, counsel for the President Condominium, summarized the concerns of his clients: the impact of the additional 44,000 square feet are almost entirely borne by the residents of the President Condominium, especially the significant increase in traffic on I Street and in the alley because the alley is proposed to be moved next to the Condominium building. The alley will be accessed by 180 cars and loading trucks each day.

Residents from President Condominium stated their concerns. One resident, whose unit will be directly next to the new location of the alley, expressed fears that his tenants will move out because of too much noise, traffic and unhealthy air.

Commissioner Corson stated the President Condominium will bear the brunt of this development. He requested that ANC 2A protest this matter until GWU commits to community

amenities and mitigation of the adverse effects of this project on the President Condominium. This development is for investment and profit purposes and does not to serve GWU campus needs. Commissioner Corson stated that he also wanted an amenities package that would, in fact, benefit the community.

Commissioner Harmon adjourned the meeting at 8:49 p.m.