



**Foggy Bottom & West End
Advisory Neighborhood Commission 2A**
(www.anc2a.org)

Regular Meeting Minutes

Wednesday October 19, 2011 7:00 p.m.
St. Stephen's Martyr, 25th Street and Pennsylvania Avenue, NW

Call to order

Chair Rebecca Coder called the meeting to order at 7:02 pm.

The following commissioners were present and introduced themselves: Chair Rebecca Coder (2A05), Commissioner David Lehrman (2A01), Commissioner Armando Irizarry (2A04), and Commissioner Graham Galka. With four of the six commissioners present, a quorum was established. Commissioner Florence Harmon (2A06) arrived at 7:10 pm.

Chair Coder introduced the newest Commissioner, Graham Galka, who has lived in Columbia Plaza for the past 7 years, and works at the Advisory Board.

Chair Coder made no changes to the Agenda. The agenda then was moved and accepted.

Chair Coder stated that the Watergate Hotel was not on the agenda tonight, but the Watergate Safeway was on the agenda. Commissioner Irizarry stated that the Watergate Hotel will be on agenda soon, probably for the November agenda.

General Agenda

Public Testimony, Comments and Announcements

Community member Barbara Spillinger commented that the article in GWU's Hatchet newspaper was incorrect in stating that GWU has not had student representation on the ANC for five decades. There have been student representatives in the past, and they represented the community well. Chair Coder added that a current member, Commissioner Corson, was a student when he was first elected to the ANC2A.

Community member Barbara Kahlow stated that the DC Board of Election and Ethics did not review the petitions of Commissioner Galka. Chair Coder stated that the ANC was happy to have Commissioner Galka as a member.

Commissioner Coder stated that the survey on "Aging in Place" is being conducted to determine the interest in establishing a "Village" in Foggy Bottom and West End to meet

the needs of the elderly residents in ANC2A. It is available online at www.savefoggybottom.com until the end of November or by hard copy by contacting Chair Coder.

Chair Coder stated that PEPCO has applied to increase their rates, and will hold a Ward 2 public hearing on November 9 at the office of DC Public Services at 1333 H St., NW.

Public Safety Report

No public safety report was given because there wasn't an officer from the DC Metropolitan Department 2nd District present to give it.

Discussion of the potential closing of the Watergate Safeway

Commissioner Irizarry stated that for several months there have been rumors that the Watergate Safeway supermarket was planning to close. Neighbors have contacted and petitioned Safeway to stay open. Commissioner Irizarry reached out to Councilmember Evans, who in turn reached out to his Safeway contact who stated that negotiations are ongoing with landlord. Commissioner Irizarry invited Safeway to come to tonight's ANC meeting, however they declined. Safeway has been in the Watergate complex since 1965.

In response to queries from community members Sarah Shapiro and Abby Gilbert, Commissioner Irizarry provided answers:

- He does not know whether the landlord wants Safeway out
- He received the information regarding Watergate Safeway's closing from the office of the Deputy Mayor of Development (DMPED)
- Ownership of the property is in a transition stage

Commissioner Irizarry then opened the meeting to the floor to hear the community comments.

Community members Marija Hughes and Steve Timlin collected over 1,300 signatures that they sent to the Safeway headquarters in Pleasanton, CA. They learned that the new landlord has not purchased the property yet, and are still negotiating their contract with Safeway. They know the name of the new landlord, but can't reveal the name yet. They received a response from Safeway CEO Bruce Everett, who wrote that Safeway will make a decision regarding the Safeway store before the end of the year.

They commented that the Safeway serves a very large area and large resident population. Their competition (Traders' Joe and Whole Foods are too far, too expensive and do not provide full supermarket service). If Watergate Safeway closes, elderly residents and those without cars will be forced to spend more money on food and gasoline.

Community member J. Ford, whose family owned a grocery store, urged residents to "vote with your feet and shop at Safeway," since grocery stores remain in business because they depend on high volume.

Community member Julianne XXX (from Watergate South) suggested that the conversation and focus be steered to the next step and to make the Watergate complex more inviting to other corporate interests. He stated that the community wants a grocery store in the Watergate complex.

Community member Gigi Winston suggested to contact the landlord to urge them to provide a long term lease to Safeway, or otherwise the store won't stay.

Community members stated that Safeway has not spent any monies in renovating that store, and so some don't shop there, nor has it responded to neighborhood pressure to update it as it has in other neighborhoods.

Chair Coder and Commissioner Harmon urged residents to continue communicating to the Commission and Council Member Jack Evans, DMPED, and City Council Chair Kwame Brown.

Commissioner Lehrman suggested that AARP be contacted to weigh in on this issue and make it a social issue, and to think about food delivery options such as Peapod. Chair Coder stated that when the Wisconsin Safeway was being renovated, it provided free delivery and perhaps a similar arrangement could be made for seniors.

Commissioner Irizarry drafted a motion to send to Safeway officials, seconded by Commissioner Lehrman, stating the ANC's support for the neighborhood petitioners which passed unanimously with one friendly amendment offered by Commissioner Harmon. **(VOTE 5-0) (Appendix #1)**

Matters before the DC Board of Zoning Adjustment

BZA Case No. 18284 - 2055 L Street, NW (Verizon Building) Redevelopment/Renovation

The attorney for Monument Realty, Christine Shiker, introduced the architect and representatives of Monument Realty. She then provided an overview of the project. The Verizon Building is located at 2055 L Street, on the northeast corner of 21st Street and L Street. It was constructed in 1964-65. Monument Realty and another partner have purchased the building. It is zone for C-3-C.

They are looking for two reliefs from zoning requirements:

- a waiver for the requirement of a rear yard set back of 4' to of 18.9"
- Variance relief for parking

The rear yard will be a one-story structure and set back beginning at the 2nd floor. The adjacent neighbor has not objected to the project.

The redevelopment involves adding a top floor - an 8th floor and increasing its FAR. The total height of the redevelopment will be 110' purchased through Transferrable Development Rights (TDRs) which is now allowed in the "new downtown." The top

floor will wrap around the penthouse which will remain. The proposed top floor will have a roof terrace that does not overhang public space, but instead is set back 1100 sqft on the 8th floor. The terrace will be for the use by the tenants only, and will comply with no-smoking building.

The three floors containing its switch gear equipment will be the ground floor to the 4th floor and will have some type of window treatment. The remaining floors located on the 5th-8th floors will also have window treatments. Currently, there are no window treatments. The existing façade is of granite and marble and will be enhanced. The 21st Street corner space on the ground floor could house office or retail space.

Community member Sara Maddux commented that this Verizon building is important for communications for national security purposes. Representatives stated that its communications functions will continued to be maintained in the building and be improved.

Parking garage entrance is located on 21st Street. There are 2 floors of parking located on the first level and sub-basement level. There will be 101 parking spaces provided: 79 spaces are zoning compliant, 22 spaces are for compact vehicles and 31 spaces will never be used but are required for the switch gear floors.

Chair Coder was pleased to see the option for having retail on this corner and requested that the developer consider unique retail concepts similar to what Vornado has done across the street with Bourbon Coffee and Litestars.. Commissioner Harmon stated that the proposal was better than a dead corner and echoed Chair Coder's request that it would be good to get retail there.

Chair Coder proposed a motion to write a letter of support to the DC Board of Zoning Adjustment for the relief requested. Commissioner Irizarry seconded and the motion was passed unanimously. **(VOTE: 5-0)**.

Matters before DC Zoning Commission

Pre-filing presentation GWU Museum, 21st Street (2nd Stage PUD/2007 Campus Plan) (21st Street between Corcoran Hall & Woodhull House)

GWU representatives, Brittany Waddell and attorney David Avitabile, provided an overview of the project. This is part of GWU's approved Campus Plan/2nd Stage PUD, and the proposed development is in the building concept stage. They will return to ANC2A at a later date regarding the full filing to the Zoning Commission.

They will be presenting before the Historic Preservation Review Board (HPRB) on November 17, because both the Woodhull House and Corcoran Hall are historic landmarks and must be preserved. Neither will be impacted by the new Museum project.

GWU's Director of Planning Susie Cora provided history about this project. It is a joint project merging two large collections— textiles and DC related objects. Former

Smithsonian Secretary Albert Smalls donated his DC collection relating to the history and development of DC (Washingtonia) to GWU and the Textile Museum will move from its current location on S Street and its collection of some 18,000 art objects – rug, weaving, fabrics and costumes to the new location.

Representatives of Hartman and Kox architectural firm encouraged the community to visit the Textile Museum in order to get a sense of its collection and contribution to the Foggy Bottom/West End area. It is currently exhibiting Cuban textiles.

In addition to its collection items, the Textile Museum has cultural and academic and public programs which will continue in its new location. Its main storage location will be at a site in Virginia, where the collection undergoes conservation. Many of the Textile's collections can't be on exhibit for long periods given their fragility, and are rotated in order to protect them. The GWU Museum therefore must provide special unloading and loading but it will not occur on a frequent basis.

The GWU DC/Textile Museum project will be located on lot 102 on the corner of 21st and G Streets. There will be a connection and access to the current Yard. It will be located between Corcoran Hall and Bell Hall.

It will consist of a five floor building up to 65 feet and within zoning guidelines. The lower floors (up to the 4th floor) will be of Indiana limestone and the upper floors housing the administrative offices of the museum will be made of glass. The building will wrap beyond and behind the Woodhull and be stepped back. The 2nd floor will connect the Museum building with Woodhull House, which will be used periodically. Woodhull House will be accessed from the Museum. The entrance to the Museum will be located on 21st Street.

The proposed museum building will have 4 floors of exhibit space (one on the "B" level), a multipurpose floor on the main floor, and 2 floors dedication to education. The gift shop will be located in the lobby area. Food services will not be provided again because of the types of collections housed at the site. The penthouse will be set back along 21st Street.

The loading dock will be located on 21st Street. It will not have an open loading berth. The Textile museum plans to use a 18' truck, like a FedEx truck, to transport their exhibit items and bring them into the museum. The loading dock door will have to be closed in order to unpack the trucks so that the exhibit items are in a contained environment and not exposed to weather conditions.

Trash will not be loaded through the special loading entrance. GWU is currently working on trash collection and loading plans for other requirements.

Ms. Cora provided updates based on questions at the past meeting, from Chair Coder and community members on the status of other campus development projects:

- The current Rose Garden (the site of the new Museum building), containing older root stock and the longer seasonal colored knock out roses will be relocated nearby the Lisner Auditorium where the wisteria is currently located.
- GWU School of Public Health is finalizing its design and has received the final zoning order and is proceeding onto construction phase.
- GWU Science and Engineering School is breaking ground Friday October 21 at 5pm.
- GWU parking lot is ready to go.
- GWU Smith Center has completed its renovation.
- GWU is also trying to set up meetings with DDOT regarding traffic light at 22nd and I Streets and Square 54

Barbar Kahlow stated she was concerned about curb cuts along 21st Street and loading given it is a heavily trafficked street and a major commuter street, and it goes against DDOT's stated philosophy. Commissioner Irizarry pointed out that the type of deliveries are not like a grocery store or a hotel and probably will have limited impact. In response to Ms. Kahlow's question on the ANC taking formal action regarding the project at the meeting, Chair Coder said the ANC was not taking any action at this meeting.

GWU representatives stated that they would return with more details including a transportation study as the concept is developed.

Administration [8:45-9:00 PM]

Chair Coder introduced a motion that the current ANC2A Secretary (Commissioner David Lehrman) also serve as Treasurer given the departure of Commissioner Malinen, through the end of 2011. The motion was seconded by Commissioner Irizarry and passed unanimously. **(VOTES 5-0)**

Fourth Quarter Financial Report

The 4th Quarterly Financial Report contains financial expenditures for the months of July, August, and September 2011. Chair Coder made a motion to approve the 4th Quarterly Financial Report. Commissioner Irizarry seconded it and the motion passed unanimously. **(VOTES: 5-0). (Appendix # XX).**

Adoption of the September 21 minutes.

Chair Coder made a motion to approve the minutes of the September 21st meeting (with minor edits provided by Commissioner Harmon). Commissioner Lehrman seconded the motion. The motion was accepted and passed unanimously. **(VOTES: 5-0). (Attachment # XX and # XX)**

The June 15 minute amendments and October 4 minutes will be voted upon at the next ANC meeting in November.

Announcements from the Chair

Commissioner Coder announced the next ANC2A meeting will be held on the November 16 at the Heart House.

There being no further business, ANC2A Commission adjourned at 8:29 p.m.