

**Foggy Bottom and West End
Advisory Neighborhood Commission 2A
Meeting Minutes
February 16, 2011
West End Library
1101 24th St., N.W.**

Call to order

Chair Rebecca Coder called the meeting to order at 6:32. Commissioners Coder, Malinen and Harmon introduced themselves; the arrival of commissioners Irizarry and Corson created a quorum, which was declared at 7:10 pm. The agenda was then adopted.

General Agenda

The chair introduced Councilmember Evans, who proceeded to explain the state of the city's finances and the likely impact that budget deficits would have on city spending priorities. As revenues have declined since 2007, obligations have risen and spending has dipped into accumulated past surpluses at an unsustainable rate. This practice cannot continue and tax increases are likely to erode the District's competitive standing vis a vis neighboring jurisdictions. The only solution is cuts in spending and this is likely to impact human services more than public safety. Mayor Gray's budget must be presented to the DC Council by April 1; the Council will act during May. Pending congressional review, the FY 2012 budget goes into effect on October 1.

Ward 2 has “weathered the storm quite well,” Mr. Evans stated, and development is starting to come back in the ward. This is where new revenues will come from. He also discussed the pending release of 2010 census figures and its likely impact on redistricting at the ward and ANC levels.

Commissioner Harmon expressed appreciation to Mr. Evans for his role in preventing a developer opposed by the community in gaining control of Stevens School; she introduced members of the Stevens School Visioning Committee and outlined its report, which favors educational uses supported by redevelopment of the surrounding city-owned property. Mr. Evans outlined the process by which the new city administration can be brought to support the committee's vision.

Public comments

Commissioner Irizarry announced a “public scoping” event at the Kennedy Center on February 22 in which representatives of the National Park Service and its consultants would present plans for connecting the Center's terrace with the Rock Creek & Potomac

Trail on the riverside below.

Alicia Pollock announced that co-authors of a new book on Foggy Bottom and the West End would speak and sign books at the Foggy Bottom Association meeting of February 22.

Ellie Becker announced the West End Library book sale on March 12.

Safety Report

Sgt. Phillips of the Metropolitan Police Department reported that crime in PSA 207 was down with recent burglary arrests. Automobile break-ins were a continuing problem. Most crime in the neighborhood centered on George Washington University facilities: the hospital and dormitories. A cooperative agreement between MPD and university police that would give MPD access to such premises is in place. In response to a question from Commissioner Corson, Michael Akin of GWU explained that several universities in Washington have working agreements with the MPD.

Special events and projects

Bruce R. Beall of DC Water introduced colleagues and described Project CSO33, which is designed to separate storm water and sewerage drainage along the perimeter of Rock Creek Park. The project will begin in March and must be completed before another DC Water project on the cross-town tunnel can begin in October. That project will extend to April 2013. Discussion focused on the impact of the two projects on Francis Field.

Diane R. Thomas of the Greater Washington Sports Alliance announced the National Marathon and Half-Marathon, which will impact ANC2A on March 26. She distributed information on the race's route and street closings in the neighborhoods and asked for a letter of no objection, which the chair, hearing no objection from commissioners, agreed to provide.

Laura Genello of Fresh Farm Markets announced the return of the Foggy Bottom farmers' market on April 6 and asked for a letter of support for the market, which the commission agreed to provide.

Sam Motamedi, manager of the 7/11 market on New Hampshire Avenue between 24th and I streets, asked for ANC support of his plan to move to a 24-hour schedule. Discussion emphasized the advantages to the community and to Mr. Motamedi's record of neighborliness. Commissioner Corson raised the possibility of supporting the change on a trial basis, with the opportunity to review after a year. Scott D. Teachenor, market manager for 7-Eleven, Inc. Chesapeake Division, pointed out that this particular store is the only one in the District that does not operate 24 hours; he also noted that there is no basis for a trial period in the Board of Zoning Adjustment's permitting process. The Commission voted 5-0 to authorize Commissioner Corson to negotiate further on its behalf to see if a trial arrangement could be worked out, possibly through a voluntary

agreement.

Rick Bauman of BikeDC presented information on a “community bike ride” planned for May 22 and handed out a schedule and route map for the event. He asked for a letter of no objection, which the chair, hearing no objection, agreed to provide.

Chair Coder described the 2nd Annual Duke Ellington Birthday Concert planned for April 29 at Duke Ellington Park at the intersection of New Hampshire Avenue with 21st and M streets. This year’s concert will feature student musical groups from George Washington University and the Duke Ellington School of the Arts. She asked that a letter of no objection be sent to the Department of Parks and Recreation, which the commission agreed to provide.

Kim Russo of George Washington University Hospital, Inc., described plans for the renovation and expansion of the hospital's Emergency Department. The project involves only interior construction and is in response to growing demand for the department's services. Discussion focused on the service area for the hospital in general and the Emergency Department in particular. On motion of Commissioner Coder, the commission voted to send a letter of no objection.

Commissioner Corson introduced a resolution on campus caps. In response to a question, he noted that Mayor Gray had raised the issue and that this resolution is aimed at keeping current protections in place. Mr. Akin emphasized that the university has not sought to have the caps removed. After accepting a friendly amendment from Commissioner Irizarry, Mr. Corson moved adoption, which passed by a vote of 5-0. The text of the resolution may be found in appendix 1.

Regulatory Agenda

GWU Science and Engineering Complex

Brittany Waddell of George Washington University introduced the team presenting the design of GWU's proposed Science and Engineering Complex, which goes before the Zoning Commission on March 24 as a second-stage Planned Unit Development (PUD). David Avitabile of Goulston & Storrs explained that the project was one of sixteen development sites approved under the first-stage PUD embodied in the 2007 Campus Plan and that thereby the Zoning Commission had already authorized the square footage, height and FAR ratio of this design.

Craig S. Spangler of Ballinger, the architectural firm engaged to design the project, presented an overview, including demolition plans, reduction of curb cuts in sidewalks, pedestrian and loading dock access and the design program. He described a “very porous building” that consolidates existing science and engineering programs now scattered across the campus into a single building yet provides for public passthroughs and visual access to labs, public space, consolidation of service areas and 3000 square feet of retail space on the frontage facing Square 54. He explained the environmental features of the

building and emphasized design features that harmonized with nearby existing buildings.

Robert Schiesel of Gorover/Slade transportation planners explained the transportation impact study that guides the dispersal of parking spaces that will replace those lost by demolition of the parking garage on the Science and Engineering Complex site. Susie Cora of GWU explained the interim parking plans during the construction phase and the plans for redistributing parking spaces among faculty and staff members at the university.

Discussion focused on two issues: the adequacy of the transportation management plan and the question of whether or not the community had been adequately compensated for the increase in density represented by this project by the amenities negotiated with the DC Office of Planning at the time of the first-stage PUD approval. Both issues led to a discussion of the need for a second entrance to the Foggy Bottom metro station and to the financing problems revealed by WMATA representatives at the ANC's January 19 meeting. All speakers agreed that a second entrance would benefit both the community and the university and that the construction of the proposed SEC was a logical time to initiate such a project. The question remains who would pay for a second entrance, since WMATA was emphatic that it could and would not.

Commissioner Coder introduced a motion of opposition to the SEC project, citing the concerns raised above. Commissioner Corson stated his continuing frustration over the fact that, due to the opposition of the ANC and Foggy Bottom Association to the original planning process, there had been no opportunity for community input on specific amenities. He expressed further frustration at GWU's failing to reveal details of the fourteen additional projects authorized by the first-stage PUD. Commissioner Malinen proposed amending the resolution to include references to the amenities described by Mr. Spangler and others. Commissioner Corson added a clause to the resolution expressing the conclusion that the proffered amenities were not proportionate to the "upzoning" by which Square 55 was changed from R-5-D to C-3-C. Commissioner Irizarry proposed altering the order in which the ANC's objections were expressed, noting that the draft resolution gave disproportionate emphasis to the demolition of Building K and its significant role in Foggy Bottom's African-American history. Commissioner Harmon emphasized the value to the community of the proposed second metro entrance.

Commissioner Coder accepted the above friendly amendments and, after further discussion, the resolution passed by a vote of 5-0. This resolution is appended to these minutes as Appendix 2.

Committee Reports & Administration

The library's closing hour having been reached, the remaining agenda items passed over until the next meeting and this meeting adjourned at 9:28 PM.

Appendix 1

INSERT REVISED RESOLUTION

Appendix 2

Government of the District of Columbia
Foggy Bottom and West End
Advisory Neighborhood Commission 2A

c/o West End Library
20037

1101 24th St., N.W.

Washington DC

DRAFT

February X, 2011

Anthony Hood
Chairman
D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 06-11/06-12**
Application of The George Washington University (GWU)
for Approval of Second Stage PUD
Square 55 (Science and Engineering Complex)

Dear Chairman Hood and Members of the Commission:

Advisory Neighborhood Commission (ANC) 2A has examined the above-referenced application and has also heard both informal and formal presentations of the application by GWU officials at duly noticed, regularly scheduled ANC meetings with quorums present, most recently on February 16, 2011, at which meeting, with 5 of 6 commissioners present constituting a quorum, ANC 2A adopted the following resolution by a vote of 5 to 0.

RESOLVED that ANC 2A has an objection on the application and wishes to bring to the Zoning Commission's attention the following concerns and requests that the Zoning Commission's review of the application takes these into consideration:

Transportation Planning

The commission again heard significant concerns about transportation planning as it related to Square 55 as well as the applicant's broader development strategy. The commission feels it is important at this time to have GWU, as one of the largest employers in Washington, work with WMATA and other significant employers in the Foggy Bottom area to more clearly define a plan for the addition of a second metro entrance, as it should be contemplated in the context of the "smart growth" development at the Square 55 site.

The commission also asks that the applicant address pedestrian mobility and safety, especially along Eye, H and 22nd Streets, given the expected significant increases generated by both the Square 55 project and the soon-to-be-completed Square 54 project. Related, the commission asks that the Zoning Commission study carefully the width of the sidewalks proposed. In addition, the commission would like to see further details on the proposed transportation management plan, and requests the consideration of the addition of a stoplight at the corner of 22nd and Eye Streets if this is not already contemplated. The applicant should provide more specifics about the proposed, interim campus parking plan which suggests utilization of spaces at the Kennedy Center. The ANC would like clarity on any addition shuttle requirements and related negative impacts to the historic Foggy Bottom residential district.

Community Amenities

The commission recognizes that the applicant has proffered amenities related to Square 55, which include the addition of bike spaces, sustainable design, streetscape improvements, historic designation and contributing architecture. However, given the up-zoning of the site from R-5-D to C-3-C, and in comparison to the amenity package proffered for the Square 54 development, the commission feels the current amenity package is seriously deficient, and feels that the applicant's should focus on expediting the addition of a second metro entrance, including providing capital to support its development. This type of amenity would provide significant benefit both to the campus and the broader community.

Historic Preservation and Displacement of Campus Activities

While the ANC is pleased to see GW's emphasis on an overall historic preservation plan, the commission is disappointed that the plan does not include Building K, located at 817 23rd Street, which is set to be demolished as part of the Square 55 project. Building K is surrounded by three Art Deco apartment buildings (now dormitories) that GW has put forth for historic landmark status.

It should be noted that Building K's history and design are both unique. The building was originally built in 1914 for the African-American congregation of Liberty Baptist Church. The building played an important role during residential Foggy Bottom and West End's gentrification during the 1930s-1960s, and the ensuing consternation that the transformation generated in the (then) largely African-American, economically disadvantaged residents. The neighborhood association, the Lincoln Citizens Association, formed in the 1930s to protest slum-clearing efforts which decimated available housing, often held their meetings at the Liberty Baptist Church building. Building K's Art Deco façade is indeed unique, currently included in the Art Deco Society of Washington's tour route. The building was built in the Colonial Revival style; after GWU acquired the building in 1960, the facade was altered (but only slightly - it is still instantly recognizable when compared to pre-1960 photos of the building). The result is a facade very much Art Deco in appearance, with clean horizontal lines and (painted) white brick. This was apparently done to make the building

better "match" the core of GW academic buildings surrounding the university yard that were built in the 1930s.

Related to the proposed demolition of Building K, the ANC would like the applicant to provide more specifics on where any displaced campus activities will be relocated.

Construction Management Plan

Given a construction plan calling for demolition and excavation work extending over a long-period in such close proximity to residents located at The Avenue Apartments, The President Condominium, and the residence halls of Munson, Kennedy and Fulbright, the applicant present and share a construction management plan in order to mitigate the effect of the attendant noise and traffic disturbance.

Net Effect of the Development on Campus Caps

Given that this is the second of sixteen proposed developments as part of the approved First Stage PUD / 2007 Campus Plan, the ANC stresses its desire to understand the net effect of the final development planned for this specific site – the addition of classroom space, any net increase in students served, and any net increase in staffing. Specifically, the ANC would like a detailed response from the applicant on how this net increase will impact the caps of the Campus Plan in place through 2025, and how the University plans to manage to those caps.

The ANC designates any of its commission members to represent it before the Zoning Commission as it relates to this resolution.

I respectfully urge the Commission to give careful attention to the concerns articulated in the resolution.

Sincerely,

Rebecca K. Coder
Chair

Cc: David Avitabile, Goulston&Storrs