



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

Special Meeting Announcement

Tuesday October 4, 2011 7:00 p.m.
Heart House 2400 N Street, NW

Meeting Minutes

Call to order

Chair Commissioner Rebecca Coder called the meeting to order at 7:13 pm.

The following commissioners were present and introduced themselves: Chair Rebecca Coder (2A05), Commissioner Asher Corson (2A03) and Commissioner David Lehrman (2A01). Commissioner Armando Irizarry (2A04) arrived at 7:15 pm. With four of the five commissioners present, a quorum was established. Commissioner Florence Harmon (2A06) was not present.

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

General Agenda

Public Testimony, Comments and Announcements

Robin Diener, President of Dupont Circle Citizens Association, spoke about the upcoming 44th Annual House Tour on Sunday October 16, 12-5pm, involving 14 houses, and a tea at the Woodamer house (The Woman's National Democratic Club) from 2-4pm. Tickets are available for \$30. If someone was willing to volunteer for 2.5 hours, then the individual can attend the house tour for the remaining 2.5 hours.

Matters before DC Zoning Commission

PUD - Redevelopment of West End Library

Chair Coder introduced the East Banc staff who discussed the redevelopment of the West End Library. They will present their final project for approval to the ANC2A at the meeting, November 16, 2011. They will present the project to the Zoning Commission on December 19, 2011.

The West End area has changed since the late 1970's-1980's. Buildings have gotten bigger and more modern with time, and commercial space now mixes with the residential spaces. Today's Library is smaller in comparison to the surrounding buildings. The buildings have traditionally had bays that project over the public space 4-6'. However, the nearby Gibson on 24th Street has its balconies within the property line.

The West End area is not in a historic district and the buildings range from the 19th to the 20th century. Because the West End area does not have a typical style, scale or period, this has provided the opportunity to develop something different and exciting that would get people talking and create interest.

The project is located on Square 37, and will entail a mixed use project consisting of a new public library, ground floor retail and a 10-story residential building above. The proposed building will have a maximum height of 110' and the FAR will be approximately 7.0. The library will consist of 17,000 – 20,223 sqft, retail along 23rd street will consist of 17,000-20,223 sqft and the residential building above library and retail will consist of 287,184 sqft.

The proposed residential building will consist of a West corridor and an East corridor. It will consist of 10 stories, with the first two levels occupied by retail and library space. The mass of the building will extend to the property line without bays with more than half of the building set back behind the property line. The 2nd floor starts at 20'. The 5th and 8th levels will extend to the property line with bays extending over the property line. The 4th and 10th floors will project over public space. This will create a wave pattern throughout the building. Its northern point will be next to the townhouses. The L Street side will be set back, except the 7th floor which will project forward.

The West residential corridor will have a large green roof that will capture water so that water does not flow into the storm system, will improve air quality, cool the roof and reduce heat output. The lobby for the West residential corridor will be located on 24th Street, with a curb cut for the parking ingress.

The residential building will contain about 153-189 one, two- and three- bedroom units. There will be 72 condos in the West corridor and 109 in the East corridor. This is an increase from the previous plan. The condos in the West corridor will be for sale, and the East corridor condos will be available to rent, depending on the economic situation. Sales of condos will provide more profit. All units will be built to condo to standards.

There will be 9000 sqft for retail space (6000 sq ft on the ground floor and 3000 sqft on the mezzanine. The West End Library will occupy the ground floor and the mezzanine level and front primarily L Street. Residential area will occupy 181,000 sqft (for 174 units), with 1500 sqft per unit, occupying floors 3-9. Retail will be located on the ground floor and 2nd floor and will be accessible from 23rd and L Streets.

There will be 2 levels of garage below ground, providing XX spaces, of which 78 parking spaces will be for residents. The first level will be reserved for residents and bicyclists.

EastBanc is pursuing LEED gold status.

The exterior materials of the new building will provide both privacy and transparency and will consist of a series of layers of different materials. The façade on the ground level

(library level) will include a silicon wall with silkscreen pattern. There will be a micro-perforated panel over the glass windows on the ground level, resulting in an opaque treatment 3-4' above ground so that one can't see out if sitting inside. It will be more transparent at eye level. The level of transparency and opacity has not been decided. The bulk of the building (residential) will consist of a window wall covered with exterior Venetian blinds that provide shading from the sun and privacy. They are operated and motorized by the owners of the condo from the inside with a switch or connected to ipods. This kind of exterior material is common in Spain. The exterior of the penthouse and the north and east façade (against the alley) will be made of corrugated metal that is solid with punch formed panelized 5' modules.

An interior courtyard will be located above the library space and alley, and will have a green roof.

A pool deck will be located at 119.6' with a surrounding trellis at 128.6'.

The West End Library is currently working with EastBanc on the interior layout.

The ground floor will include a café that is connected with the library. The teen and adult section of the library will be located on the front and meeting spaces will be located along L Street. There will be dividers between the meeting areas and the library, allowing for meeting to end late after the library has closed, whereby they would exit through L Street.

Access to the ground floor will be through the L Street entrance to the café and the 24th Street entrance to the library. There will be a drop-off section on L Street by the library entrance that will allow for 2-3 cars or a FedEx truck quick delivery or drop off with a maximum 15 minutes parking. The trees on L Street will be surrounded by 6' tree boxes and will be preserved. Additional trees will be planted along L Street. The width of the sidewalk will range from 7.5-10'. Bike racks and benches will be located along L Street, and outdoor seating will be located around the café on the corner of 24th and L Street. The library will be responsible for the sidewalk along 24th Street, while the residents will control 23rd and L Streets.

EastBanc has met with DDOT 4 times and has incorporated their comments. They submitted a draft study to DDOT and the final transportation report will be available in 30 days with further and updated analysis.

- trip generation was acceptable
- offer additional incentives to use other transportation modes
- parking for residents, retail and library
- not lease parking for general use
- residents be required to buy or lease parking spaces
- loading zone with laybys that not impact sidewalk (7.6-10')
- slight traffic increase on 24th Street
- 107 second delay along 23rd Street
- 2 way alley traffic instead of one-way
- loading and site access modifications

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The alley can be accessed from 23rd and 24th streets. The alley width has been increased to 5' by the Gibson allowing for 2way truck traffic. There will be a single ramp into the alley. The community expressed a desire for less traffic. It will be easier for trucks to exit onto 24th Street. A slight increase of traffic will result on 24th Street.

The layby on 23rd streets has been changed to 2-car length. The loading dock location has not changed.

The Library owns the lot but does not pay fees. DC Council set up taxing district for this property. The library funds are dependent on sales of the condos. The tax allocations are good provided they are incremental. The library will use those monies for maintenance, above what it receives from the DC government. DC assumes that the Library will be self funded. The tax allocations are good provided they are incremental. However, if there are not incremental increase, this would result in no funding for library maintenance above what DC government gives.

Condo sales provide funds for library maintenance funds. EastBanc designed the residential building as condos and hope to sell them within first year before construction is complete. If cannot sell then will rent. Renal units will be expensive (eg \$6000) for 1500 sqft 2-bedroom unit).

A model will be available at the next ANC meeting, but can be seen at EastBanc offices.

Community concerns raised included:

- Truck traffic in the 2-way alley behind the building
- Keep alley as much residential as possible
- Clean up of dust and debris during construction
- Gate to garage entrance be placed inside the property line (about 2-3 car lengths) so that backups do not feed into the street and ongoing traffic
- Future as related to condo sales vs rentals
- Financial agreement for library maintenance funds
- Traffic increases
- Alley access and exits
- Library maintenance funding and whether the legislation has passed in support of this
- Amount of library maintenance funding in rental vs condo
- Window design for the library to address loitering concerns

Commissioner Corson inquired about the relocation of the library and fire department while the project is under construction. He was told that DMPED has not made a decision regarding this issue.

Commissioner Corson raised concerns about the current plan deviating significantly from the original plan for condos at the library site, and federally financed affordable housing

at the fire station site. In response to inquiries from Commissioner Corson about the rentals and restrictions regarding students, he was told that rentals were not financed through federal monies and there weren't any restrictions regarding students. The units will be twice as large as surrounding ones and the goal is to market to urban professionals.

In response to inquiries from Commissioner Lehrman about extra security measures for residents given the type of some of the library patrons, he was told that no extra services were being provided.

In response to inquiries from Chair Coder regarding funding, EastBanc stated that their financing will come from private funds and that they aren't looking for public funds. They have polled private investors to determine what the market will bear and sales for 170 condos vs the mix of condos and rentals show that the second option is more viable.

Chair Coder suggested that window cleaning of surrounding buildings during construction phase be included as part of the construction plans as this was done in past PUD cases.

Chair Coder stated that more information had to be provided regarding the delivery plans and its effect on the Gibson and West End Flats. In addition, more detailed construction plans had to be provided.

Administration

There being no further business, ANC2A Commission adjourned at 8:51 p.m.