



**Foggy Bottom & West End  
Advisory Neighborhood Commission 2A**  
([www.anc2a.org](http://www.anc2a.org))

**Regular Meeting Announcement**

Wednesday November 16, 2011 7:00 p.m.  
Heart House 2400 N Street, NW  
Meeting Minutes

**Call to order**

Chair Coder called the meeting to order at 7:06 pm.

The following commissioners were present and introduced themselves: Chair Rebecca Coder (2A02), Commissioner David Lehrman (2A01), Commissioner Asher Corson (2A03), Commissioner Armando Irizarry (2A04), Commissioner Graham Galka (2A05), and Commissioner Florence Harmon (2A06). A quorum was established.

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

**General Agenda**

**Public Testimony, Comments and Announcements**

Brittany Weddell of GWU announced a public meeting of the GW/Community Advisory Committee to discuss the 2007 Foggy Bottom Campus Plan, review of GW's 2010 Foggy Bottom Campus Plan Compliance Report and the development plans for Square 75A. This public meeting will be held on November 21 at 6:30pm at St. Mary's Court.

David Lehrman reported that he got very sick after buying Whole Foods chicken that required emergency medical service. Nonetheless, he still supports Whole Foods. He added his advice is to always cook the food well.

Commissioner Irizarry announced that NPS will start working tomorrow Thursday November 17 on the Ward Circle statue and pavement, and will continue through early January in order to complete landscaping the site in the spring.

Chair Coder stated that December meeting will be held on Wednesday December 7, instead of the regular 3<sup>rd</sup> Wednesday of the month. The location of the meeting will be forthcoming and posted.

**Public Safety Report**

Sergeant Dyson and Officers Casetta and Clemons of DC Metropolitan Police 2<sup>nd</sup> District gave the safety report. They stated that the majority of the crimes has been of thefts from autos and burglaries in office buildings. Since October 1, there have been seven break-ins (into cars) with one resulting in an arrest with the help of citizen reporting. As of October 5, there have been nine

burglaries in commercial office buildings and GWU buildings, one of which resulted in an arrest, also as a result of citizen report. There have been no robberies since October. The officers thanked and encouraged reporting of suspicious activity by citizens.

Commissioner Corson inquired about an incident in which a non-student had called GWU to say he was coming to campus with a weapon. Commissioner Corson said GWU had not addressed this issue, and the GWU Hatchet newspaper also editorialized about this, wanting better response, which the community residents also wanted. The police officers said they would follow up.

Commissioner Galka inquired about the recent shooting in Georgetown and related fights at the Foggy Bottom metro. Sargeant Dyson said she couldn't discuss this matter since it was still under investigation.

In response to inquiries from community members, the police officers said that GPS, laptops, cell phones and chargers were being stolen from cars, and therefore, they advised not to leave these items out. Residents should call 911 for emergency and non emergency needs, not 311 (no longer in service). They advised residents to be careful especially during upcoming Holiday shopping days.

Community member Anita Diliberto, who is president of the West End Friends, and a resident at the Columbia thanked the police officers for their education on personal safety and for a recent arrest..

#### **Update on Closing of Watergate Safeway**

Commissioner Irizarry provided an update to the closing of the Watergate Safeway, scheduled to close on December 3 due to landlord/lease uncertainty. Commissioner Irizarry wrote letters, along with Council member Evans and Council member Phil Mendleson, requesting Safeway to keep their Watergate store open.

The community has been looking at alternatives and suggestions. Safeway wrote to resident Steve Timlin, informing him that for a certain period of time they will waive the \$10 fee for orders of more than \$75 placed through safeway.com.

Community residents Marija Hughes and her sister started a petition. She has lived in the community and shopped at Safeway for 40 yrs (as student, young professional and elderly). She learned on October 24 that Safeway was going to close. She recently learned that the new landlord has not signed a contract. She asked where are the 3,000 elderly in the community with low, limited or moderate income going to shop when Safeway is gone?

Community member Ms. Hughes and her sister visited stores in the DC area and provided information regarding these stores to the new landlord. Ms. Hughes also talked with Trader Joes regarding senior discount and a shuttle bus. Trader Joes said they wouldn't offer senior discount but would consider providing a shuttle bus if the DC government provides subsidies. Ms. Hughes also talked with Kennedy Center regarding their red bus service and having a separate designated stop. Ms. Hughes also talked with Metro and Council member Muriel Bowser's office, and was told that she could work with them regarding a route change and stop at 26<sup>th</sup> Street and Pennsylvania Avenue.

Ms. Hughes spoke with DC Metro Access which requires a medical statement from riders stating that they can not walk to the grocery store, and only delivers people to necessary area. Ms.

Hughes said she still needs to talk with DC Office on Aging. However, Ms. Hughes believes the only solution is to have a grocery store in Watergate.

The marketing representative from Whole Foods stated that the suggestion of senior discounts has to be decided by regional authority and she and the local store can't make those decisions. Whole Foods is open to other suggestions. Community members suggested having metro bus cards available for purchase at Whole Foods. Community member Steve Timlin provided Whole Foods with a list of products he has bought at Safeway and is now missing. The representative stated Whole Foods does not take personal checks because it has had problems in the past. However, Whole Foods will take credit and debit cards.

Commissioner Lehrman suggested contacting Costco regarding a bus service. Commissioner Irizarry stated that he will continue to work with Office of Aging regarding Safeway. He has spoken with Safeway representatives who said they will respond to the ANC2A resolution. Commissioner Corson stated he was impressed that a representative from Whole Foods was present at the ANC meeting.

**Update on Historic Stevens School Request for Proposal (RFP) by the Deputy Mayor for Planning and Economic Development (DMPED)**

DMPED's Matthew Troy introduced his colleagues involved in the Stevens School project. Mr. Troy stated that the RFP was not out yet, as legal counsel is reviewing. Mr. Troy met with the office of the Deputy Mayor of Education as there will be an educational component as part of the program.

DMPED has decided to proceed with a two track joint effort and issue two request for expressions of interest (RFEI). He stated that this is a unique situation that has never been done before, and it will provide the greatest opportunity for success as the city will be able to match the most viable educational operator with the most viable developer and vice versa.

In response to inquiries from the Commissioners and community members, Mr. Troy stated the ANC2A resolution will be attached to the RFEI. The ANC2A resolution requested that the Stevens School parcel be kept under District control, and contain a public educational purpose while the surrounding land will be available for commercial redevelopment. Mr. Troy hopes to release the RFEI within the next few weeks.

Mr. Troy said he does not know how many responses to the RFEI will be submitted. He will create a developers group and an educational group and will then short list them. Those that make the short list will then be introduced so that they can submit a Best and Final Offer (BAFO). He added that the DC will not make a unilateral decision on the finalist. In addition, it has kept the educational purpose broad. He will return with an update at the December meeting of the ANC2A.

Community resident Elizabeth Elliot thanked DMPED for their work as did Don McGovern.

Commissioner Corson inquired about how the two-track process decision came about. Commissioner Harmon stated she and Chair Coder participated in discussions on this topic and supports the two-track approach. She would also like to see GWU involved in providing their expertise, support and resources to this project. Chair Coder reiterated Commissioner Harmon's comments. Commissioner Harmon thanked DMPED for their transparency and their efforts in informing and involving the community and commented how different it is from the last process.

**Matters before DC Department of Transportation (DDOT) Public Space Committee  
District Commons Restaurant - Standard valet parking permit 2200 Pennsylvania Ave**

Chair Coder stated that District Commons Restaurant requested a valet parking permit that applies to a lot beyond 22<sup>nd</sup> Street, and was not located on Washington Circle. Chair Coder said there wasn't going to be a cut out and that District Commons was not planning to take up residential parking. The ANC2A Commission took no action on this issue.

**Matters before the Alcohol Beverage Control (ABC) Board**

There were three applications for renewals for Type B Retail, specifically for:

Trader Joe's, 2425 L Street, NW  
Walgreen's, 1217 22<sup>nd</sup> Street, NW  
Whole Foods, 2201 I Street, NW

Chair Coder stated she had heard complaints regarding trucks deliveries occurring later than allowed at Trader Joe's but did not feel that it warranted any type of protest. The ANC2A Commission did not take any action on these matters.

**Ward 2 Council Member Jack Evans**

Ward 2 Council member Jack Evans addressed the residents of ANC2A. Council member Evans said he wouldn't trade this city for any other city. He summarized the state of the city and of Ward2.

DC has made dramatic progress in the last 20 years, and is financially strong with its AAA bond rating and AA GAO bond rating. However, its finances remain in a fragile state, with some issues still needing attention. DC has spent down its savings, raised taxes and its expenditures have grown. In the next budget cycle, the city needs to address excessive spending and live within its means.

The homicide rate has been on track to be the lowest rate in 40 years, but there are still pockets of crime. The delivery of government services has become more routine and well provided. However, challenges continue for the delivery of these services.

Neighborhoods have seen much development and change. Council member Evans said that when he used to live in the 17<sup>th</sup> and P neighborhood, it was a more dangerous place. Changes have occurred in Ward 2, as it has in many parts of the city – with condo, housing and retail developments.

Community member Jerry Waldman thanked Council member Evans for his work on the Georgetown Waterfront Park. Council member Evans agreed that this park has contributed enormously to DC.

Community member Marija Hughes thanked Council member Evans for his letter regarding the Safeway closing and asked for his help in finding another store and resolving the transportation issue. She told him that Whole Foods has offered a shuttle bus if the DC government funded it. She added that there are some 3,000 elderly in this community. Council member Evans said he would assist in getting a shuttle bus. He feels that someone could make money in setting up in the space now occupied by Safeway, and encouraged the community to keep at it and persist.

Community member Elizabeth Elliott thanked Council member Evans for his support of Council member Mendelsohn in his work on the issue of DC trees and Casey Trees. Council member

Evans said he and Council Member Mendelson worked on the issue of DC trees ten years ago, and he will continue to work with him.

Community member Ellie Becker inquired about the upcoming primary election to be held on April 3, 2012. Council member Evans explained that the federal government mandated that no primary can be held in the US after August 1 because it will not give enough notice and time for the military citizens overseas to vote by absentee ballot. Council member Evans stated that DC usually held its primary in late summer/early fall, along with other regional elections in Virginia and Maryland. However, because of the new federal ruling, DC couldn't hold its primary then. In addition, primaries are expensive, costing \$1 million, so that DC could not hold 2 primaries – one in February for the presidential election and one later for local elections. DC then decided to compromise and hold one primary on April 3, 2012, for both presidential and local elections.

Commissioner Florence Harmon informed Council member Evans of DMPED's approach to Stevens and commended them on the two-track project for the development of the Stevens School location. She also thanked him for his effort with the ABC Board related to Shadow Room.

Commissioner David Lehrman suggested contacting Costco, DC Aging Office, AARP and other organizations and government agencies for funding for busing and delivery of groceries. Council member Evans promised he would continue working on this issue. Commissioner Irizarry thanked Council member Evans for his letters and effort toward resolving the Watergate Safeway problem, and will continue to work with him on this issue.

Commissioner Corson thanked Councilmember Evans for his support regarding Georgetown University and its impact on residents. Council Member Evans stated that he will continue to support the community as issues arise with GWU.

Chair Coder expressed her thanks to Council member Evans, including Sherri Kimbel and Andrew Huff for their assistance, cooperation and persistence with her constituents' issues. Council member Evans commended his staff.

Commissioner Harmon departed the meeting at @ 8:30 given a personal conflict.

## **Regulatory Agenda**

### **Matters before the Zoning Commission**

#### **Watergate Hotel -- preliminary discussion of proposed modifications to Planned Unit Development (PUD)**

Jacque Cohen of EuroCapital introduced himself and discussed its renovation plan for the Watergate Hotel. He mentioned that the name will remain as Watergate Hotel, however they have not yet identified a hotel operator but will select one with a strong reservation system.

The developer has built other hotels in USA, including the Crown Plaza at 14<sup>th</sup> and K Streets (now the Hamilton) and hotels in Europe. They are known for taking older properties and reinvigorating them. They plan to invest \$70 million in the renovations.

The Watergate developer presented physical aspects of the project. The US Commission of Fine Arts has reviewed the design and provided conceptual approval.

The developer will recreate the original intention of the design by providing a see-thru façade, so that a visitor can see the Potomac River as they enter the lobby. The front desk, a bar/lounge area

and luxury cafe with outside seating will be located on the ground floor. This will result in a more energized lobby for residents and hotel patrons. The circulation diagram for the main entrance was presented showing signage for parking and entrance, to accommodate the main traffic area. A specialty restaurant with bar and fine dining will be located on the lower level, and will have additional outside terrace seating. The area at the back of the hotel will have planters, flowers and a courtyard. The B1 level will have windows all around. There will be a grand ballroom. There will be more leveling with some trees hidden. New landscape will be created above, which will be similar to what was there before. The view will not change. The gym, spa and pool area will be located on the B3 level, but the plans are not complete.

Watergate was not able to compete because of its oversized rooms (600sqft) in comparison to other DC hotels which have 350-400 sqft. The PUD allows for 300 rooms. The developer is looking for a zoning relief to increase the number of rooms to 355. They will not change the envelope of the hotel, so that not much difference will be visible from the exterior, thus having minimal impact.

The developer compared the standard room size and shape, bathroom fixture, percentage of suites of the Watergate to other luxury hotels in DC.

The duration of the construction will be 12 months, with the usual noise and dust. It will not be easy to stop it during construction and they can't take the risk of having the project stopped or delayed. There will be general contractor, construction schedule and budget. Some issues are out of the developer's control.

The developer stated that a lot more work needs to be done.

Community member Julienne Hine from Watergate South Board was anxious to have the project move along and encouraged neighbors to support this project by providing a supporting letter signed from the community. He expressed concern and frustration with Watergate West residents.

Community member Jerry Waldman, who is on the Watergate West Board, stated they were excited about the hotel construction. They are not against the room change (from 237 rooms to 355 rooms which was done for economic reasons) because they don't want the hotel to go bankrupt again. He stated that the Watergate West residents directly overlook the back entrance to the proposed ball room, spa and parking garage. These West residents are concerned about the car and bus traffic. He stated that they have not seen traffic studies, noise studies, nor studies on the lighting along the side of building. They are also concerned about the public health impact of the sound and dust from the construction. They want information in writing.

Community member Elizabeth Elliott expressed her experience with the impact of construction in her neighborhood, and supported continual discussion with the neighbors.

Another member of the Watergate West board stated that the residents have several concerns and are proceeding with consensus and deliberation to resolve them related to the back entrance of the hotel. This has contributed to the 4-5 month "delay." They have met and communicated several times with the Hotel. They want a hotel project that is delivered and finished. They want retail and a Safeway or Safeway-like store. They still do not have a final vote on the letter from the West board. They would like to have a partnership with the developer to have a great hotel which will also increase property values.

Commissioner Corson thanked the Watergate Hotel developer for their outreach with the co-op owners. He stated that this development is great for the community, as it would raise property value and the neighborhood. The closed hotel had a negative effect on the neighborhood. He offered his assistance in the zoning commission process. Commissioner Corson inquired about the sticking points, problems or disagreement points. He wants conditions and assurances written down.

Commissioner Irizarry stated that the community was excited about having the hotel back. All realize the impact of its construction. He encouraged continual communication between developers and residents of Watergate West who have registered concerns and problems with the project, and with Watergate South and East who will be less impacted by the project. He presented a letter from from Watergate South residents. (Appendix 1)

Chair Coder expressed her excitement about this project and hoped that Watergate West residents and the developer could work together to resolve any issues. She stated that the ANC2A Commission was not going to take any action on this project this evening.

**West End Library -- action on proposed PUD Square 37 Eastbanc and TEN architects**

EastBanc's Joe Sternlieb gave a followup presentation to the one it submitted at ANC2A's Oct 3, 2011 meeting. They highlighted the changes made from the previous plan and mentioned that they had presented the project to the US Commission of Fine Arts and received an enthusiastic endorsement of the design.

The location of the West End Library development is located on 24<sup>th</sup> and L Streets. The neighborhood does not have an identifiable architectural style, varying from the 1800s to 21<sup>st</sup> century. This provided an opportunity for a unique development.

The square footage of the proposed West End Library development is less than that of the Ritz across the street, and other buildings in the immediate area. Most of the building will lie at or behind the property line with 4'x15' bay projections along one side of the building that penetrate into public space. The exterior of the building will have a dynamic wave pattern, constructed by a wall of windows with exterior venetian blinds that can be controlled from the interior or remotely to keep the sun off. From the exterior, the building will look different at different times of the day. It will also provide different sight lines from the interior. Green roofs will be located on the floor above the library, the roof and the bay projections.

There will be approximately 174 residential units. The library will be connected to the café, with separate entrance points. When the library is closed, the entrance to the café/retail will be pulled down.

The library entrance will be on L Street. The building has been pulled back 5' from the property line in the alley across from the Gibson. As a result, the alley is now 20' wide. Moving vans and 30' trucks can enter from 24<sup>th</sup> Street and backup or leave onto 24<sup>th</sup> Street. The current 15' alley has a considerable amount of traffic.

The retail square footage has decreased because the building has been set back. The project has a total of 322,000 sqft with a 6.9FAR, of which @ 20,000sqft is for the library.

There will be 111 parking spaces available in the lower level, and 75 spaces available on the 2<sup>nd</sup> level. The garage door has been relocated per residents' request allowing a 4-car queuing space

without extending into 24<sup>th</sup> Street. The garage door will be open during library hours, and closed for residents at night.

Landscaping items along 24<sup>th</sup> Street on the first floor were presented. The green space has increased. Four trees have been saved.

The maintenance fund is unique and will provide @ \$4 million to \$6 million annually in funds that can be used for capital improvements for the library or fire station, outside of normally budgeted maintenance funds.

EastBanc will provide a construction management plan that will include post cleaning of windows and balconies of surrounding apartment building. They will work with the ANC2A for specific language, budget and mechanism. They will be sensitive to community issues to minimize the impact of this construction on the neighbors, including construction hours, and keeping the alley open. EastBanc will also provide a truck access plan in the alleys and quarterly reports to the community during its construction.

EastBanc will provide amenities: such as repaving the alley, safety features, and work with the ANC to secure filing space in the library, a construction management plan to manage short-term impacts to surrounding residents..

In response to a question about the temporary location of the library and fire station, DMPED's Matt Troy stated it would be amenable to having the library and fire station at the Stevens School site during construction. Because of the deal structure, the city will cover the cost of the temporary library and fire station locations. DMPED estimates this to be @ \$1 million for a 18-24 month period.

The resident owner of Gibson #803 (located in the front corner closest to the proposed library building) stated that EastBanc was asking for a lot of relief, and her request was small. She stated that one of the bay projections will obstruct her light and view. She is asking the ANC2A Commission to include a provision to change this one bay projection so it is pulled back to the alley level.

Community members highlighted a number of points. Elizabeth Elliott mentioned that DC tax payers are providing the land for this project. Howard Biel requested a general setback along the top floor to enhance light corridors similar to Square 54 at Washington Circle. He stated that the 40' layby was too short for 2 cars and suggested making it a larger 45' layby. He also suggested that the projections facing toward the center and not at the edge would be more compatible with the neighborhood. Barbara Kahlow asked that DC honor its commitment to provide the subsidy regarding work force housing for Square 50. She added that DC law provides ANC space in the library.

Commissioner Irizarry stated that the community was relying on the representation by the developer EastBanc regarding the maintenance fund. He also stated that having a library built into residence complex will ensure that library will be maintained.

Commissioner Corson, who is also the president of the Foggy Bottom Association (FBA), stated that the FBA supported this project contingent on the issue regarding the maintenance fund. He inquired about the impact on the maintenance fund and LEAD Act of 2006 if not all the condos/mixed apt-condos are sold as condominiums in the short term. He was grateful that the developer had made arrangements with the community.



Chair Coder read the draft resolution (Appendix 2) for ZC case 11-12 Square 37. She stated that ANC2A Commission supports the redevelopment of this site on the condition that the following issues be fully addressed:

- sensitivity to surrounding buildings
- transportation planning involving deliveries/trash pickup, parking egress, lay-bys
- condominiums
- community amenities
- construction management plan

Commissioner Corson made a motion to authorize the Chair to make changes to the resolution as discussed. Chair Coder presented a motion for the resolution which was seconded. The motion passed unanimously (5-0). (Appendix #2)

**GWU Square 75A, Pennsylvania Ave, NW – preliminary discussion of site redevelopment (2007 Campus Plan/2<sup>nd</sup> Stage PUD)**

Representatives of GWU including Brittany Waddell, Susi Cora and attorney David Avitabile gave an informational presentation on Square 75A. The campus plan was approved by the Zoning Commission in 2007. The 1<sup>st</sup> stage PUD consisted of identifying 16 development sites on campus, and set their height, density and lot occupancy. It identifies the Pennsylvania Avenue frontage as one of the development sites. DC Office of Planning has been supportive of a commercial frontage for Pennsylvania Avenue. GWU will file the second stage PUD and the modification in 2012.

Site 75A is located along Pennsylvania Avenue and zoned for commercial use – C4, which allows for 130' height and a total of 122,300sqft. Site 75A is adjacent to 2100 Pennsylvania, an office building currently occupied by Kaiser who is planning to vacate the building in the future. The 2100 Pennsylvania building is zoned for office use, C3C, with a maximum height of 90'.

In this request for a 2<sup>nd</sup> stage PUD, GWU is planning to amend the PUD to incorporate 2100 West, and an additional 45,000sqft. GWU will relocate and widen the existing alley to allow for entrance and exit to the proposed parking garage. GWU is planning to demolish 2100 West and GWU's Burns Building on Pennsylvania Avenue, and the JQ Adams building on I Street. It will also demolish the adjacent townhouses on Pennsylvania, now occupied by the GWU Statistics department and restaurants. The new building will face the President Condominiums, a 90' building located on I Street, in the back. GWU has briefed existing retail and resident tenants.

GWU will construct a new building consisting of 11 floors above grade, and 3 floors below grade for parking with 178 spaces. The building is targeted for Gold LEED. The first two floors will be set back and will be available for office and retail. The exterior will be a glassy sculpted façade, a flat layer of glass with glass fins. The glass will have dense striped patterns to obscure the interior offices. A metal canopy will overhang the entrance on Pennsylvania Avenue.

GWU will provide amenities that include sustainable features, streetscape improvement along Pennsylvania, improved alley system and exemplary architecture. The university will also work with the ANC to identify additional amenities due given the modification.

Community member Barbara Kahlow stated the residents of the President condos will be staring out at a 130' wall of the proposed building. She requested that GWU present its shadow studies for the President Condos and 2100 West. She added that GWU is adding density to the campus plan.

Community member Elizabeth Elliott stated that GWU has reached its enrollment limitation and cap and can't increase revenue by increasing its student population. She also raised concerns about the sheer size of the façade.

Commissioner Corson stated that in the 2007 campus plan GWU stated that it was planning its development to go up and not out. He asked why GWU does not use this site for its basic university and educational purposes. From their letter, Commissioner Corson said GWU was intending to shift its focus from education to economics, and from a not-for-profit to a for-profit organization as it acquired non-related University property for non-related University purposes – that is for raising monies. In addition, there was no quid pro quo for DC.

Commissioner Corson presented a motion requesting ANC2A to provide funds for legal advice and representation to challenge GWU's presentation at the Zoning Commission, and to select him to be the point person for this action. Chair Coder seconded the motion.

A vote was taken: 2 supporting (Coder and Corson), 2 opposing (Lehrman and Irizarry), 1 abstaining (Galka). Commissioner Lehrman and Commissioner Corson debated both sides of the issue regarding universities leveraging real estate for revenue.. Community members suggested tabling the discussion in order to seek Commissioner Harmon's input given it is her single member district. Commissioner Corson stated he would resign if the Commission does not support his motion. Chair Coder requested information about the alley, the two buildings that will be torn down for the construction, and the delivery plans.

### **Administration**

**The administrative items were postponed given the latest of the evening.**

### **Announcements from the Chair**

Chair Coder announced the next ANC2A meeting will be held on the December 7, 2011 instead of December 21, 2011. The location will be announced on the website.

There being no further business, ANC2A Commission adjourned at 11:25p.m.

## Appendix # 1



*Watergate South, Inc.*

700 NEW HAMPSHIRE AVE., N.W. • WASHINGTON DC 20037 • PHONE 202-965-1154 • FAX 202-965-3857

Date: November 16, 2011

Watergate Neighbors,

I am attaching a letter sent to the board leadership of Watergate West from Tefft Smith, Board President of Watergate South almost two months ago urging West to approve the consent agreement in order to get the hotel renovation project moving. It is our understanding that almost TWO MONTHS later a letter has not been released. We thought everyone would want to know this and we urge the leadership of the Board of West to send the consent agreement without any further delay.

(THE LETTER FOLLOWS)

September 29, 2011

Dear Lee,

Thanks for getting together with me as President of the Watergate South Board of Directors, with Julian High (a WGS Director) and Que as the representative of Watergate East, to discuss the planned renovation of the Watergate Hotel by Euro Capital Properties.

As I shared with you during our meeting, the Watergate South Board has carefully vetted Euro Capital and its plans for the Watergate Hotel. Our Board has met several times with Jacques Cohen and his Euro Capital team. We had them meet and present their design and construction plans to our Arthur Moore and his wife Patricia, for their input. We had WGS' lawyer review the details of and concept of a consent letter from WGS, to facilitate Euro Capital in its permitting process and, thereby, expedite the commencement of the renovation and the opening of a functioning, luxury Watergate Hotel.

Bottom-line, the Watergate South Board unanimously and enthusiastically supports the Euro Capital plan for the Hotel. We are actively doing (and are ready to do) whatever we can to help Euro Capital get the project started, so that we (and we believe the other members of the Watergate Community, including Watergate West) can realize the manifest benefits that a renovated, operating Watergate Hotel will have on our quality of life and property values. We know from Que and discussions with Richard Tager, President of WGE' Board that Watergate East shares our belief that continuation of the status quo (a vacant, deteriorating hotel space) is in no one's best interests.

We at WGS recognize that the renovation of the Hotel may have a greater immediate physical impact on Watergate West's residents than on WGS or WGE. We respect that WGW is in a different position but urge WGW to be judicious in any demands that it might make that could delay what we believe is a critically important project for all of us. We at WGS have approved the requested waiver letter – with no qualifications or demands for anything for WGS, notwithstanding the theoretical leverage we may have, at this time – because we want the Euro Capital project to move ahead as quickly as possible. There is no – let alone a better – alternative and, at least we at WGS are focused on the axiom that "the best can be the enemy of the good."

Indeed, time is of the essence. Euro Capital is here, with a good plan, ready to commit to a rapid timetable – if – they can get our help. We respectfully submit that providing this help -- expeditiously -- is the right thing to do for Watergate South and the entire Watergate Complex Community. We encourage WGW to approve your version of the consent letter (to our understanding identical in form and substance to that being signed by WGS and WGE) as soon as possible. We understand you have special considerations and need to address them, but trust that WGW will not use the consent letter as a leverage point, as that can (and likely will) result in delays that could jeopardize Euro Capital's commitment to the project, given the tenuous financial environment which we are all sadly experiencing. There are many, other steps required for completion of the project where WGW's needs and interests can be addressed. We believe that, so long as we are fair, that Euro Capital will also be fair.

As WGS' counsel Shelah Lynn confirms to us, refusal to sign the consent can result in at least an eight month delay in the start of the project. Such a delay makes certain that Euro Capital cannot achieve its clearly ambitious goal of opening the Watergate Hotel as a luxury facility, with spa, restaurant and other amenities in time for the Presidential Inauguration in 2013. In our judgment, such an opening would be a huge boost to all of our property values, both directly and indirectly (in attracting shops to serve the Hotel guests as well as ourselves).

The sooner, the better!

The Watergate South Board of Directors has authorized me to send this letter and to allow you if you want to share it with the Watergate West membership. I am also happy to discuss our views with any of your members who desire to speak directly

Again, it was a pleasure meeting with you. We look forward to working together with WGW and WGE on ways to better serve our respective members and to preserve and enhance our common living experience and property values as residents of our very special Watergate Complex.

Thank you for all you are doing and can do to advance this important next step – the renovation of the Watergate Hotel by Euro Capital Properties – for our Watergate Community.

With Respect and Appreciation,

Tefft

Tefft W. Smith  
President  
Watergate South Inc.  
Board of Directors

## Appendix 2

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



c/o West End Library

1101 24<sup>th</sup> St., N.W.

Washington DC 20037

November 22, 2011

Anthony Hood  
Chairman  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW Suite 210  
Washington, DC 20001

**RE: ZC Case 11-12, Square 37, L between 23<sup>rd</sup> and 24<sup>th</sup> Streets, NW**

Dear Chairman Hood and Members of the Commission:

Advisory Neighborhood Commission 2A (ANC 2A) reviewed development plans for ZC Case 11-12 at three duly noticed meetings in 2011, which includes its regularly scheduled meeting of November 16, 2011 at which 5 of the 6 commissioners were present, constituting a quorum.

Overall, the ANC supports the redevelopment of this site, and is generally appreciative of the approach of the development team in involving the community as planning has progressed.

We put forward the following concerns that have been articulated by the community as it relates to this project, and are providing a vote of unanimous support (5-0) conditioned upon these issues being addressed more fully.

### **Sensitivity to Surrounding Buildings**

While the variation of angles and the undulation of the building in the architectural design is appreciated, there is concern that as currently proposed the building overextends in relation to the surrounding buildings, and profiles too extensive so as to be compatible with its host environment. Neighbors have expressed comfort with the original FAR of the project but are concerned about how the property relates to the surrounding buildings.

The applicant is receiving an additional 20 feet of height as part of the zoning relief requested, and in addition is extending over the property lines which directly impacts views of specific neighbors. Neighbors have also expressed a desire for general setbacks along the top to enhance light corridors similar to the treatment of Square 54 at Washington Circle. We request that the applicant be much more sensitive to the edges of the building and its place in the West End compared to neighboring buildings. We ask that the Zoning Commission look closely at this in its review.<sup>i</sup>

### **Transportation Planning**

Of significant concern is the impact of the proposed delivery and parking design to the residential buildings that surround the property and share/utilize the alley given its narrowness from 23<sup>rd</sup> to 24<sup>th</sup> Street, the current heavy delivery from the Westin Hotel and the pending increase in traffic with the addition of substantial delivery volume with the opening of GWU Medical Faculty Associates. The Square 37 development and the proposed delivery and parking egress will add even more conflicts to this problematic issue.

#### **Deliveries / Trask Pick-up**

Specific delivery times should be included as part of the final order which should be from 7:00 am to 9:00 pm. Also, closer attention needs to be paid to addressing how to best protect the West End Flat and Gibson buildings from the turning requirements of delivery trucks.

#### **Parking Egress**

More thought around safety enhancements for the egress planned for the alley (e.g. only permitting commercial vehicular access into the alley from 23<sup>rd</sup> and 24<sup>th</sup> while permitting outbound square 39 parking garage traffic to head north from the garage and then turn east to 23<sup>rd</sup> or west to 24<sup>th</sup>, or making the east-west alley one way east, plus the addition of mirrors, signage, etc). All options must be carefully studied, reviewed and implemented.

#### **Lay-bys**

The ANC is supportive of a full-width lay-by planned for 23<sup>rd</sup> Street and ask that it be at least 45 feet. This is an important feature to the community because of the heavy traffic on 23<sup>rd</sup> Street, especially during morning and evening rush hours, as well as the frequency of emergency vehicle traffic on the way to GW hospital. The one-way street pattern in the neighborhood makes it very difficult for a driver or delivery vehicle to get back to the 23<sup>rd</sup> Street entrance if they must keep moving in traffic for any reason. Lay-bys are essential to ensure that traffic continues to flow in this corridor.

### **Condominiums**

While the ANC does recognize that the applicant needs some flexibility in order to achieve financing for the development, we would like to see the Zoning Commission require that the residential development standards be equal to the high-level condominium finishes in every unit in the project that the applicant has proposed.

This is consistent with the neighborhood's understanding of the Land Disposition and Development Agreement (LDDA) between the applicant and the city which stipulates that these units will be condominiums, which was further expressed in the legislation passed by the Council related to the maintenance fund for the library and the fire station, and served as the basis for the neighborhood's original support of this developer over Toll Brothers, a condominium-only developer.

### **Community Amenities**

This is a public-private partnership whereby the city (and the taxpayers) are providing the land and air rights in exchange for new facilities. The applicant should commit to certain enhancements that directly benefit those most impacted by the project as well as fulfill other objectives, which includes:

- repave the entirety of the alley north-south and east-west
- add safety related features in the alley
- ensure the monies deposited into the maintenance fund as proposed are equal to the representations made by the developer (see attachment of presentation made at the ANC's meeting)
- ensure that the city fulfills its commitment related to the public funding for the affordable housing at the fire station site
- commit to provide filing space and the use of an office as required for the ANC in the new West End library (as the existing West End library currently provides to the ANC)

If the West End fire station and affordable housing at the fire station are to be counted as amenities related to this ZC Case 11-12, then they should be conditions of the Zoning Order in this case. The delivery of all the amenities should be directly linked to the issuance of the Certificate of Occupancy.

### **Construction Management Plan**

The applicant has provided the ANC with a draft Construction Management Plan. The ANC will work with the community and the applicant to ensure that the final plan adequately addresses concerns of the surrounding properties which includes:

- concerns expressed about potential structure damage to the 24<sup>th</sup> Street historic townhouses, the West End Flats and the Gibson
- specific start time hours of 7:00 am weekdays and 8:00 am weekends
- detailed issue resolution contact information
- payment for window cleaning and other cleaning of surrounding residential properties
- rat abatement plan for the site

The ANC designates the Chair or her alternative to represent it in this matter before the Commission.

ON BEHALF OF THE COMMISSION,

Respectfully submitted,

Rebecca Coder  
Chair

Cc: Joe Sternlieb, EastBanc  
Jennifer Steingasser, Office of Planning  
Jeff Jennings, Department of Transportation

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<sup>i</sup> Comprehensive Plan 910.4: “Regardless of neighborhood identity, overpowering contrasts in scale, height, and density should be avoided as infill development occurs. High quality materials that are durable and rich in texture and details should be encouraged. Firmly established building forms and landscape elements should be reinforced. These guidelines may seem self-evident, but they have not been consistently followed in the past. Even alterations and additions are not always sympathetic to architectural character, sometimes with jarring results. 910.4

The design of commercial and mixed use development also should be harmonious with its surroundings. This does not mean new buildings must duplicate adjacent buildings; rather it means that new construction should respect basic block characteristics like building alignment, access, proportion of openings (windows and doors), exterior architectural details (cornices, parapets, etc), and heights. Signage, awnings, and other exterior elements should be designed as an integral part of each structure and should avoid negative effects on the visual environment.

**Policy UD-2.2.4: Transitions in Building Intensity**

Establish gradual transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single family or row houses) can be made more pleasing when the transition is gradual rather than abrupt. The relationship can be further improved by designing larger buildings to reduce their apparent size and recessing the upper floors of the building to relate to the lower scale of the surrounding neighborhood. 910.11