

**WPCA Executive Committee Meeting Minutes
St. Thomas Apostle Church: Woodley Road, N.W.
Recorded by David MacDonald**

- I. Call to Order: President John Goodman called the meeting to order at 7:40 p.m. on July 5, 2006.**
- II. Agenda Items**
 - A. Establishment of a Quorum: Secretary David MacDonald confirmed the presence of a quorum of eight members of the Woodley Park Community Association Executive Committee – Goodman, Vice President Wes Bizzell, MacDonald, Treasurer Jesus Soriano, At-Large Members Bill Kummings and Elba Morales, Immediate Past President Nour Jurgenson and Stanford Committee Chair Barbara Ioanes.**
 - B. Approval of the Minutes: The Minutes of the June 8 Executive Committee Meeting were approved by the Committee without objection. Goodman said that in the interest of keeping the WPCA membership informed in a timely fashion, it had been agreed that completed draft minutes of Executive Committee and other meetings would be made available to the Executive Committee by the Secretary for a 72-hour period, so they could be examined and any factual changes or additions offered, to ensure accuracy. After the 72-hour period and the incorporation of any needed changes, the minutes would then be posted to the WPCA website for the membership to read. There were no objections to this proposal.**
 - C. Treasurer's Report: Treasurer Jesus Soriano reported that the cash position of the WPCA as of June 30, 2006 was that there was roughly \$17,000 in each of the checking and savings accounts. Members' contributions for April were \$35, for May \$900 and for June \$950. An ANC grant of \$1,250 for improving Triangle Park had been received. Accounts receivable included \$1,400 for eight unpaid ads in the spring issue of the Acorn. Payment of \$1,225 for six ads had been received. Goodman asked Jurgenson about the unpaid \$1,400. She asked for a list of who had paid or not paid for their advertising in the Acorn and said she will work on it.**

Ioanes asked if we know how much the website designer has been paid so far. Soriano said there was a July 1, 2006 invoice for \$781.25 from the designer and \$2,156.25 was invoiced previously, of which \$500 had been paid. Asked about the content of the July 1 invoice of \$781.25, Soriano said the website designer's invoice was for 5 hours and 35 minutes, mostly spent on email correspondence with the board, at his hourly rate of \$125. Goodman explained that we pay the designer \$500 a month, so even if he bills \$2,000 in any month he gets only \$500 in that month. Members of the web site design subcommittee supervised the designer's work. Basic capabilities of the site were not

yet in place, such as letting the WPCA update the site and make changes. Jurgenson said the designer had been ill. She said we can already do some of the changes but we want to do more. She said most of the cost for a website was incurred in the startup period. Morales said we seem to be getting billed for correspondence, instead of work. Goodman said we have a contract with the designer and we have to deal with him on that basis. MacDonald asked if he could see the full contract. Goodman said yes, all the board should have the contract. Soriano asked if, in the letters of agreement, answering email was included. Goodman said he would look at the agreement and send copies to the Executive Committee. He said it was too late to change this agreement. He asked if we should go with the current website designer or with someone else. Clearly, he said, it (the website) is not working now and it has got to be fixed.

- D. **JBG Development Activities:** Bizzell reported that he, Goodman, Advisory Neighborhood Commission 3C members Stephanie Zobay, Deborah Jane Lindeman and Nancy MacWood, had met with members of the staff of Councilor Phil Mendelson, DCRA officials, and Zoning Administrator Bill Crews last month to discuss JBG issues. The Public Space Committee's consideration of JBG's curb-cut applications had been delayed until July due to the failure of DDOT to supply certain documents to ANC 3C in sufficient time for a proper review. He said he had been given no notice by JBG of their action to start cutting down trees on the Marriott Wardman Park Hotel property, and no notice of their request for permits to ban parking on part of Woodley Road. He led a vigorous discussion of several aspects of the JBG project.

Goodman noted that ANC 3C had voted 6-0 for a resolution to appeal to the Board of Zoning Adjustment (BZA) the decision of the Zoning Administrator that the city's zoning regulations allow, on the hotel property, the construction of an underground garage for over 250 vehicles. DCRA had issued construction permits based on the Zoning Administrator's decision. Goodman said ANC 3C had asked a lawyer for an opinion on their appeal and the WPCA had talked to the same lawyer. Goodman had produced a draft resolution for discussion and comment by the Executive Committee. It proposed an appeal to the BZA against the issue of permits for construction on the hotel site. The draft resolution was discussed, as well as the question of how the appeal would be financed. Goodman said the purpose of the Special Meeting called for July 6, 2006 was to discuss the JBG situation and whether to proceed with the appeal.

The question of whether to support the draft resolution was then put to the Executive Committee, which voted 7-1 to approve the

resolution, (text below) with Jurgenson voting against. Goodman then asked the Executive Committee to consider Section XII of the Bylaws, which would require WPCA to deliver a written notice to each residence or place of business within two blocks or 200 yards of the Marriott Hotel before appealing the zoning decision. Citing the fact that the window for filing an appeal would close within the following week, he asked if the Executive Committee would agree that this constituted the extraordinary circumstances allowed for in Section XII. Ioanes noted that notices had been sent to the entire community about the Executive Committee meeting and the Special Meeting on the issue planned for July 6. Goodman asked if there was any objection to this action. No objection was made.

- E. **Committee and Liaison Reports:** Ioanes reported that the Stanford in Washington Committee had met last week for the first time since Fall 2005. Pepco would be moving the bus stop in front of Stanford up Connecticut to the next block, to make it easier to do electrical work. Due to a new city requirement, there will be a new generator to pump sewage from Stanford's building up Connecticut rather than downhill towards the alley.
Connecticut Avenue Apartment repair: Sand blasting at 2701 Connecticut Avenue, across Woodley Road from Stanford, was causing dirt and debris, building dwellers had reported.
- F. **Future Meeting Schedule:** Goodman set the next Executive Committee meeting for August 15. MacDonald said he would be out of town on that date.
- G. **Bylaws:** Goodman said many members had been complaining about the WPCA Bylaws but he would like input, specific examples of what was wrong with them. Any views on fixing the bylaws would be welcome. He said he wanted to see bylaws of similar organizations, such as the Cleveland Park Citizens Association and the Federation of Citizens Associations.
- H. **Questions from Members:** Noting the late hour, Soriano said the time keeping of our meetings was not good. We should talk less and get through meetings much quicker. Member Chuck Lupton asked if anybody was working on the city's Comprehensive Plan. Goodman said the WPCA had not yet given its view on the Plan. Ioanes invited Lupton to work on developing a draft of a WPCA position on the new Comprehensive Plan being developed.
- I. **Adjournment:** Goodman adjourned the meeting at 10:05 p.m.

Resolution text:

**RESOLUTIONS
OF THE
WOODLEY PARK COMMUNITY ASSOCIATION
AUTHORIZING
AN APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR**

WHEREAS, The JBG Companies has announced plans to extensively redevelop the property that now contains the Marriott Wardman Park Hotel, located at 2660 Woodley Road, N.W.; and

WHEREAS, these plans include enclosure and relocation of a loading dock, construction of an underground garage for more than 250 vehicles, demolition of existing hotel buildings and garage space, construction of a nine-story condominium tower and underground garage, and the possible conversion of hotel rooms into residential units; and

WHEREAS, this property is located in residential zones and is, therefore, subject to special restrictions under 11 DCMR § 350.4(d) of the zoning regulations, which “grandfathers” certain hotels located in residential zones and operates to “freeze” those hotels as of May 16, 1980; and

WHEREAS, the Woodley Park Community Association (WPCA) has concluded that the changes proposed by The JBG Companies are not permitted by the zoning regulations; and

WHEREAS, the Zoning Administrator has advised that he has concluded that the zoning regulations permit the construction of the loading dock and the underground garage; and

WHEREAS, based upon this conclusion by the Zoning Administrator, certain construction permits have been issued by DCRA; and

WHEREAS, on June 19, 2006, ANC 3C, by a 6-0 vote, passed a resolution stating its disagreement with the Zoning Administrator’s decision and resolving to appeal the permits issued based on it to the Board of Zoning Adjustment; therefore,

BE IT RESOLVED that WPCA disagrees with the legal conclusions of the Zoning Administrator that the proposed changes are consistent with the zoning regulations; and

BE IT FURTHER RESOLVED that WPCA authorizes the appeal the issuance of permits for construction on this property to the Board of Zoning Adjustment and any or all of the permits that have been issued, are pending or may be issued as a result of the zoning decision, and that it may take whatever action

may be necessary or appropriate to ensure that work does not proceed pending the appeal; and

BE IT FURTHER RESOLVED that the Officers and the Executive Committee are instructed to develop and implement plans and methods to obtain funds, including seeking contributions from Association members, to defray the costs of the appeal; and

BE IT FURTHER RESOLVED that the Officers and the Executive Committee may take whatever steps they deem appropriate to carry out these Resolutions, including retaining a land use attorney to assist them in pursuing this appeal.