

Woodley Park Community Association Executive Committee Meeting March 8, 2017

Committee Members Present:

Carolyn Abbey
Peter Brusoe
John Goodman
Barbara Ioanes
Bill Kummings
Katie MacFarlane
Jeff Myers

President Carolyn Abbey called the meeting to order at 7:30PM. She thanked everyone for attending and explained that we would take care of some administrative matters while waiting for more neighbors to arrive who are interested in a the presentation of the construction work at 2607 Connecticut Avenue.

Consent Items:

The group accepted the agenda as presented.

Peter moved and Barbara seconded the approval of the minutes from the previous meeting. The group did not have time to review the treasurer's report and decided to lay it over for the following month.

Insurance:

The Group discussed the D&O Insurance and general liability insurance. John Goodman expressed that he does not feel that this is necessary and is a waste of money, but also recognized that he probably could not change the mind of others. Peter Brusoe moved and Barbara Ioanes seconded that we direct the President to acquire insurance for three years. John Goodman asked that the board not tie the hands of future boards by locking in a three year contract. Peter modified his proposal to be for one year. Barbara Ioanes pointed out that doing it three years would save the association \$60. A straw poll was taken and four members preferred the three year contract, while two preferred a one year contract. The motion was modified to reflect three years. The question being called the vote was taken to approve a three year contract for insurance. The motion was approved with four votes in the affirmative and two votes in the negative.

General Membership Meeting Part 1

The group began to discuss the general membership meeting which is slated for April 5, 2017. The group discussed some possible speakers.

2607 Connecticut Avenue

At this time a number of neighbors had arrived for the 2607 Presentation. Present were Ilya Zusin, the owner of the building, Emily Eig and Kendra Panzer, Miller Hopkins, Ron Ngiam, and Dale Stewart.

Emily Eig gave an overview of the history of the building dating back to the 1920s, the history of the ownership of the building and some of the modifications made to the building over the years and some of the historical restoration work that will need to be done. The proposal would be for a rental building with studio apartments. There was a discussion of building out the back to the allowable lot size. Some modifications to the roof for a terrace would actually reduce the sight lines from the street view. In addition, the front door would need to be lowered to make it compatible with the Americans with Disabilities Act. The areas that were punched out for window AC units would be replaced with bricks to restore the building to the original appearance.

At the meeting with the ANC Planning and Zoning Committee on Monday, one thing they heard was that the proposal for the back of the building had too much glass, about 50% of the total coverage of the back was glass windows. The architect worked up two different modified proposals. After reviewing the two proposals the group liked the third option, windows that looked more like the front side with white inlays. Dale Stewart did caution that sometimes HPO could rule against a design that looks too similar to the historic buildings in the neighborhood. While that may be the preference of the community HPO could rule against it and he urged that

the WPCA make its wishes known to HPO.

A question was asked about the number of units, it was explained that there would be 28 units in the building. These would be enhanced studio apartments with a delineated place for the bedroom.

A question was asked about the nature of the first floor and the retail. John Goodman clarified that 50% of the first floor must have some type of non-residential use, like a store or an office of some sort.

Katie MacFarlane asked if any studies or demographics had been done about what type of want or desire there was for housing in the area. She shared that she hears a lot of people make claims about what people want or what the market demand was but wondered if there were any hard studies. Emily Eig shared that there was not, but in her own office seven people live in DC and not one of them owns a car.

Roger White raised concerns about the compatibility and scale of the proposed building with the rest of the buildings. His concern was that many of the buildings on that side of Connecticut avenue have a first floor that fills up the entire lot, and then tapers up on floors 2-4 by forty feet to allow for natural light and air on the alley way and that should be considered.

Barbara loanes raised concerns about moving in and out of the building. Due to a narrow turning radius and other issues with the alleyway moving trucks could not park on the building lot. All move ins would need to happen from CT avenue. People wishing to move in would need to apply through the city for a permit and go through that process. The presenters also clarified that trash and recyclables would go out the rear of the building. FedEx, UPS, Mail and grocery deliveries would go through the front as well.

Another neighbor raised the concern about parking. With the density planned for this building it would add additional stress to the parking situation. Ilya Zusin shared that he expects most of the tenants to be non-car owners, there is one spot for parking with a person with a disability and one shared car space, like a zip-car. Commissioner Bole suggested that there are a few buildings where residents are ineligible to receive Residential Park Permits. Other concerns were raised about how well that could be policed and enforced.

Barbara loanes asked about onsite management and an onsite super. Ilya Zusin said that they were working with a company that manages buildings of this size and there probably would be a shared resident manager and a shared super. Barbara loanes raised the concern that if the building engineer was shared that he or she would need a place to park their car to store the tools.

Peter Brusoe asked about how many units would be set aside as affordable housing and if there was a target for rents at this time. Ilya Zusin shared that they would comply with inclusionary housing but they did not know what the rents being charged were yet.

A question was asked about how bicycles would work. There is a bike storage room on the cellar and residents will be allowed to bring their bikes in either the front or back door.

President Carolyn Abbey thanked the group for coming in to do the presentation and shared with the membership that if there were more concerns she would be able to pass along emails and contact information so members can follow up directly.

Traffic Calming Study on 2700 Woodley Place

Moira Shea addressed the group concerning the 2700 Woodley Place Traffic Calming study. At the last WPCA meeting when the Honorable Muriel Bowser, Mayor of the District of Columbia, addressed the group, Moira raised concerns about traffic. Following that conversation she did a petition and had 69 out of the 70 homes on that part of Woodley Place signed onto it.

MPD was called to do traffic calming exercises. A bulk of cars were doing between 30-35, however, the police do not enforce if it's less than 10 miles per hour over the limit. In addition cars were not stopping at the stop signs and several cars were going the wrong direction. This presents a major problem as there are over 50 children now living in that part of Woodley Park and this unsafe driving is putting them in danger.

Moira Shea shared that while they may have some ideas on how to make traffic better they are going to rely on

the expertise of DDOT.

Barbara raised some concerns about the traffic along her street. There are still issues with people stopping at different parts of the street, and some confusing signs regarding when the road was closed and not closed. She reached out to Sam Zimbabwe of DDOT who informed her that the National Park Service put the signs in and not DDOT and that the sign that incorrectly said that Cathedral Ave would be closed would be replaced.

Update from Commissioner Gwen Bole

ANC3C3 Commissioner Gwen Bole shared that she met with the manager of the Wardman Tower. In her walk through the property she shared that she feels that there should be “many more trees.” The company is putting ground cover on the slopes since they cannot plant trees there. The irrigation system is being installed to water the property. All of the trees have a one year warranty from the landscaping company to have them replaced. Planting would resume when the weather warms.

She also shared that 33% of the condos were sold. Barbara loanes asked if the other 67% of the units were complete. Commissioner Gwen Bole informed the group that they were still working on several of the units.

Commissioner Gwen Bole stated that the Connecticut Ave sidewalk would be modified. They are removing the curb cut and she asked that they plant a tree in the treebox. She also shared that while she had asked and there was a tacit agreement in place that rather than have black asphalt there would be bricks, that was not in the order from HPO and the city allowed JBG to go with the black asphalt.

Vice President Jeff Myers asked if these would be mature trees or younger trees. Commissioner Gwen Bole said they would be younger trees since you cannot plant mature trees. Roger White shared that they are planting a Kentucky Tea Tree and other native trees and plants that will with the longevity of the landscaping.

Commissioner Gwen Bole also spoke to Robert Vaughn of JBG property. The buyer of the Marriott Hotel has until early April to put down money on the deal, and they have a period of due diligence that they will need to undertake. Vice President Jeff Myers asked if perhaps we could have the new owner come to talk about the project for our Spring meeting. It was agreed that it was too soon, but that perhaps we could invite the owner to a future special meeting.

Commissioner Gwen Bole also talked about the missing crosswalk between the west side of the Metro escalator entrance and the Marriott Property. DDOT will not be repainting the crosswalk until JBG finishes its construction project. Barbara loanes shared that there are other parts of the neighborhood in need of crosswalk updating. Commissioner Gwen Bole suggested Barbara email a list to her and she will discuss it with DDOT.

Peter Brusoe shared that Phil Thomas of Mayor Bowser’s office informed him that they are putting in a bikeshare station next to the Metro, but we are unsure of the exact location.

Commissioner Gwen Bole also shared her desire to put a “no turn on red” sign at the intersection of 24th Street and Connecticut Avenue. While that cannot happen until Rock Creek Park reconstruction is done, it is her hope to do that before the end of her current term on the ANC.

Peter Brusoe offered a resolution of appreciation to Commissioner Gwen Bole for all of her hard work and dedication to the committee, especially her amazing help on the JBG property.

Spring Meeting Part 2

The Group discussed the Spring meeting and thought of having a couple of different speakers, including one from the Main Street Program, possibly someone from the library, and maybe someone from the Zoo. It was also suggested that perhaps we look at having the meeting at the Zoo as a change of pace from our meetings at Stanford University.

Picnic and Clean Up Day

Vice President Jeff Myers shared that David Ensign, Isabel Bauer, and Deb Freis are working on the picnic. With the notes from Sarah Taber that is moving along. The group discussed sponsorships and donations including food donations from Lebanese Taverna, popcorn from Ace Hardware and possible door raffle items from other groups.

Clean up day is moving along with contracts in place for paper shredding and recycling. The group authorized Peter Brusoe to negotiate for sponsorships for the event.

Update from Commissioner Lee Brian Reba

Commissioner Lee Brain Reba shared that he is working with the zoo on design issues related to the parking garage and the tree boxes near the zoo so that East and West Connecticut Avenue would look similar to one another.

Upcoming WPCA social

The group discussed that on the 21st there would be a social from 6PM-8PM at Nandos. A discussion occurred about where the April event would be held. Katie MacFarlane suggested having it at Bar Civita and she would be happy to reach out to them.

Easter Monday

Peter Brusoe asked if we had connected with the Zoo about Easter Monday security. Commissioner Lee Brian Reba shared that the zoo was coordinating with MPD, the Secret Service and other agencies. Magnetometers would return and it would be an all hands on deck event.

Library Services:

Roger White shared that after 20 long weeks of there being no young children programming, the DC Public Library has returned to having programming. It is being held at All Souls Church. He also shared that on Saturday, March 11, 2017 at 1:00pm at Tenley-Friendship Library, 4450 Wisconsin Ave NW the DC Public Library Executive Director Richard Reyes-Gavilan will be headlining the Friends of the Cleveland Park Library Meeting.

The meeting was adjourned at 9:32PM.

Woodley Park Community Association

Budget Vs. Actuals - FY 2017

As of February 28, 2017

	Jan-17	Feb-17	Total	FY 2017	FY 2017	FY 2017
	Actuals	Actuals	Actual	Approved	Current	Forecast
				Budget	Forecast	Remaining
Revenue						
Interest income	-	1	1	10	10	9
Partner Contributions	-	-	-	250	250	250
Major Gifts/Bequests	-	-	-	-	-	-
Restricted Contributions (JBG Response)	-	-	-	3,000	3,000	3,000
Membership Donations	95	1,325	1,420	6,000	6,000	4,580
Total Revenue	95	1,326	1,421	9,260	9,260	7,839
Expenses						
Acorn	-	-	-	3,000	3,000	3,000
Summer Picnic	-	-	-	1,500	1,500	1,500
Membership Recruitment	-	-	-	2,000	2,000	2,000
Holiday Party	20	-	20	220	220	200
Wild Apricot	-	-	-	720	720	720
Spring clean-up day	-	-	-	1,000	1,000	1,000
Copies	-	-	-	500	500	500
Paypal Fees	3	11	14	150	150	136
Flyer Distribution	-	-	-	150	150	150
Mailbox (keys, other)	134	-	134	50	134	-
Memberhip dues, DC registration	-	-	-	200	200	200
Insurance (D&O, Liability, Fidelity, E&O)	-	-	-	2,500	666	666
Miscellaneous contributions and gifts	-	-	-	150	150	150
Donations to other organizations	-	-	-	500	500	500
Internet hosting expenses	-	-	-	50	50	50
Contingency Costs/Miscellaneous	-	-	-	250	250	250
Printing	-	-	-	300	300	300
JBG Response	-	-	-	3,398	3,398	3,398
Total Expenses	157	11	168	16,638	14,888	14,720
Operating Income (Loss)	(62)	1,315	1,253	(7,378)	(5,628)	
Beginning Fund Balance	38,128	38,066	38,128	38,128	38,128	
Ending Fund Balance	38,066	39,381	39,381	30,750	32,500	