

WPCA Special Meeting Minutes
All Souls Memorial Episcopal Church: Cathedral Avenue, N.W.
Recorded by David MacDonald

A Call to Order: President John Goodman called the meeting to order at 7:16 p.m. on March 12, 2007 and welcomed community members to the meeting. He welcomed Ward 3 Councilmember Mary Cheh and Kristen Barden, Mayor Fenty's Ward 3 Outreach Coordinator.

B Establishment of a quorum: Secretary David MacDonald confirmed the presence of a quorum of 12 WPCA members.

C Approval of the Minutes: The Minutes of the general meetings of May 11, 2006, July 6, 2006, and October 26, 2006 were approved.

D Amendments to WPCA Bylaws: Goodman explained the reasons for the proposed amendments to the bylaws, describing the bylaws as a manual for how the WPCA is governed. One suggested change would increase the at-large positions on the executive committee to six, plus the past president. Another change was that all board members would be voted on in the fall, with officers to have one-year terms and at-large members to have two-year terms. There was a vigorous discussion about the pros and cons of allowing local businesses or organizations providing goods or services to residents in Woodley Park to vote or serve as officers or at-large members of the executive committee. The members decided by a majority to allow such persons to vote and to serve on the executive committee. The members then voted to approve the proposed bylaws amendments.

E Proposed JBG curb cut on Woodley Road: Goodman described the JBG proposal, using JBG-prepared drawings of the two-phase landscape plan, the overall site plan that showed a proposed new curb cut at Woodley Road opposite 27th Street and the lowest level garage plan, showing truck access from the existing Calvert Street curb cut to the loading dock of the condominium. He noted that one year ago, JBG had applied for permission to build one curb cut opposite 27th Street and one close to 28th Street, both of which were denied by the Public Space Committee. The purpose of the proposed curb cuts was to serve as driveways for JBG's planned condominium. Goodman said that this application was denied because the Public Space Committee found that there was space on the property for JBG to solve the problem of getting traffic from Woodley Road to the condominium without additional curb cuts. Elba Morales agreed, saying JBG had 16 acres of land and had not proved that they needed the land to build additional driveways. Goodman said arguments against the curb cut were that bad things happen when traffic and people collide; the curb cut would be opposite 27th Street, causing possible risk to children at Aidan Montessori School and St. Thomas Apostle Church parishioners; having possibly 300 people living in the proposed condominium would bring more traffic on to 27th Street and Garfield Street. Chuck Lupton pointed out that no construction permit had been issued to build a building that would be served by the curb cut. Goodman said two resolutions provided to all present gave the opportunity to approve or

reject the JBG curb cut proposal. The resolution to approve the curb cut was not supported. In discussion, it was decided to add as a new second paragraph to the other curb cut resolution the point made by Lupton. Stephanie Zobay then proposed the following new section: “Whereas, as evidenced by building plans filed by JBG with DCRA, JBG plans to commingle Hotel and condominium traffic by reserving 99 spaces in the condominium garage for Hotel use,” which was accepted as the new sixth paragraph. Kathy Minardi, head of Aidan, said she had told JBG that Aidan would oppose the curb cut and if they ended up getting permission for the curb cut, Aidan would insist on safety measures for their children and would insist that JBG pay for these measures. She said Aidan would like to work with the community on this. Jurgenson said she was concerned about opposing the curb cut because it was not a realistic action to take. Goodman noted that JBG had declined his invitation to attend this Special Meeting to have a dialogue with the community about the curb cut application. The question was called and the resolution (**see below**) to oppose additional driveways on this property along Woodley Road, including the one opposite 27th Street for which JBG has already applied, was carried by a vote of 24-7.

Goodman said he would convey the resolution to ANC 3C in writing and would send a note to the WPCA membership reporting the vote to oppose the new curb cut.

ADJOURNMENT: Goodman adjourned the meeting at 9:10 p.m.

RESOLUTION

WHEREAS The JBG Companies have filed application #24599, dated January 2, 2007, for an additional curb cut and driveway for access to the Marriott Wardman Park Hotel property, located at 2660 Woodley Road NW, and for street tree removal to construct that additional driveway; and

WHEREAS no construction permit has been issued to build a building that would be served by the proposed curb cut; and

WHEREAS the Woodley Park Community Association (“WPCA”) has reviewed the application and the traffic study commissioned by JBG in connection with this project, which study finds that JBG’s proposed development would result in only a negligible increase in traffic entering and exiting this property; and

WHEREAS JBG does not need an additional driveway to handle the volume of traffic to its property; and

WHEREAS JBG has ample space on its 16-acre property to handle traffic circulation and to separate traffic for its proposed condominium tower from traffic for its hotel; and

WHEREAS as evidenced by building plans filed by JBG with DCRA, JBG plans to commingle Hotel and condominium traffic by reserving 99 places in the condominium garage for Hotel use; and

WHEREAS the section of Woodley Road where the additional driveway is sought is a busy street, with both heavy pedestrian and vehicular traffic; and

WHEREAS the proposed driveway would align with 27th Street NW where a Church and an elementary school are located; and

WHEREAS DDOT designated 27th Street NW for one-way traffic in order to relieve the excessive cut-through traffic from the existing hotel; and

WHEREAS the addition of a driveway will interfere with both pedestrian and vehicular traffic; and

WHEREAS the location of the proposed driveway will encourage drivers to utilize neighborhood streets, such as 27th Street and Garfield Street, for direct access to the proposed driveway; and

WHEREAS the addition of a driveway will endanger the public; and

WHEREAS the addition of a driveway is not in the public interest:

THEREFORE, the Woodley Park Community Association opposes additional driveways for this property along Woodley Road, such as the one sought in application #24599, dated January 2, 2007, and

BE IT FURTHER RESOLVED that Woodley Park Community Association asks the Public Space Committee of the District Department of Transportation to deny this application.

Dated: March 12, 2007