

## **Membership Minutes of the Woodley Park Community Association** **April 13, 2016**

Present: Approximately 75 people were in attendance. A quorum of more than 12 WPCA members present was established.

President Peter Brusoe gaveled the meeting to order at 7:00PM. He thanked everyone for coming. He also expressed his appreciation to Fr. Richard Mullins and the people of St. Thomas Apostle for allowing the WPCA to use their hall.

Peter updated the body on two liquor license situations. The first regarded Hot N Juicy Crawfish. Neighbors had concerns about the level of noise coming from their restaurant. Brusoe spoke with the management and was assured that if people had noise concerns to let management know and they will turn down the noise/adjust the music. Brusoe asked if anyone had questions; none appearing the group voted not to oppose Hot N Juicy's license renewal.

The second regarded Bar Civitia. Several neighbors on 24<sup>th</sup> Street were complaining about the noise from the restaurant's patio. Brusoe explained that where Murphy's had an enclosed space Bar Civita did not. Brusoe read an email from Gwen Bole who negotiated a deal with the owner. Brusoe offered that as long as the owner complied with what was agreed to between Bole and the owner and the WPCA was a signatory to the agreement the WPCA would not oppose the liquor license. The group had no objection to that proposal.

Brusoe brought up a co-sponsorship opportunity with St. Thomas Apostle Church. Once again the church is hosting a day of community service at the parish. Shannon Hayes had written to the community association about co-sponsoring the event again. Brusoe entertained a motion to co-sponsor again at the amount of \$250. It was moved and seconded with a majority of the WPCA members approving.

Warren Gorlick member voiced a concern about a potential conflict of interest, noting that no other faith-based organization in the area received a similar donation, notwithstanding that they undertake similar activities to St. Thomas, as well as the fact that the WPCA President who sponsored the motion is a member of the Board of the Church, though he recused himself from voting on the motion that he sponsored. Peter clarified that this was for a co-sponsorship and that WPCA members would be welcome to participate and that in addition to money St. Thomas Apostle was looking for volunteers. As far as faith-based organizations, St. Thomas Apostle was the only organization to ask WPCA to co-sponsor an activity. Peter further asserted that the WPCA would love to partner with any number of organizations for activities and events. Another WPCA member asked if the WPCA was active in planning this activity. Peter reported that no this was just co-sponsorship and the parish was planning it.

Peter reported that the Citizens Advisory Council for the 2<sup>nd</sup> district is hosting their annual luncheon and dinner for appreciation for the second district officers. The Citizens Advisory Council is looking for support. Brusoe entertained a motion to provide a \$100 donation to this effort. The motion was approved unanimously.

Peter updated the members about upcoming events, including the Spring recycling/clean-up event on May 7 at the Maret School in the eastern parking lot. The event begins at 9AM and goes until noon. There will be shredding, e-waste collection and medicine takeback. For E-waste, computers and other electronics, batteries and other items will be accepted, this is not a bulk

trash day and people should make plans with DPW to have those disposed of. It is first come, first serve and people who come at 11:45AM may be disappointed that the e-waste truck is full. Peter observed that there had been a problem with the paper shredding and people are encouraged to make as much use of that as possible.

Peter then reminded everyone that the annual picnic was coming up in June and that Sarah Taber was working hard to plan and execute the picnic.

Peter also shared that there would be a spring meeting. The WPCA was hoping to meet with the Eastern Federal Lands Highway Division concerning the reconstruction of Beach Dr, however the park service and the highway administration did not want to meet with small groups but rather a large group. They are working on a future event.

The remainder of the meeting consisted of the proposed redevelopment of the Marriott Hotel complex. The developer, JBG, noted that it had previously presented to the community in March, but that it had updated its plans since that time.

The development would proceed in two phases. Phase I would be 220,000 square foot building containing 110-120 units. There would be a public easement to protect some of the existing green space.

Phase II would add roughly 1,313,000 square feet of high density housing in place of the existing hotel. While the total permitted density of the development would be 1,600,000, the actual planned square footage of the actual development would be approximately 1,534,000 square feet. JBG indicated that most of the units were expected to be rather large – 1,300-1400 square feet on average.

JBG also summarized their other plans for the property, including open space and the materials that would be used for the development. The application will be submitted on April 29, 2016, and JBG is estimating a one-year approval process. Affordable is contemplated as part of the development, and senior housing is a possibility.

Questions were raised about the fact the impact on the schools, metro system and neighborhood parking. JBG committed to no specific solutions, though it did state that contributing or fully building a new elementary school and another entrance to the Metro would be considered. JBG acknowledged that there would likely be an impact on parking, particularly in light of the fact that residents would be charged for parking in the building, but the developer stated that a traffic study would be needed to determine the actual impact.

Concern was expressed that this design moves height and bulk from the Calvert St side of the property to the Woodley Rd side where it is less appropriate.

Others noted that the plan is residential-use only, whereas the trend is towards mixed-use developments that include retail, but JBG said it was not currently permitted to include retail space in the proposed development. Others voiced a need for further affordable housing, as well as the fact that selling parking spaces to the residents will exacerbate the current parking situation. Others noted that while other high density housing units are on Connecticut Avenue, a six-lane road, whereas this development would border on Woodley Road, which is just two lanes, and would therefore exacerbate traffic issues in the neighborhood.

In addition, it was noted that JBG may become a public company, and this may impact any commitments made at this stage, and the manner in which the firm engages with the community going forward. Others noted that the influx of residents might assist in enlivening the neighborhood.

In response to another question, JBG stated that Marriott has a long term management agreement that remains in effect until 2059. Some attendees voiced a concern about how the Phase I development would fit within the existing hotel development until 2059 when Phase II could commence. JBG noted that it may work with Marriott to proceed on Phase II prior to 2059.

Several people asked what would happen if the PUD was not approved how much capacity would go on the land. JBG said that it would not be able to construct anything more on the property unless it demolished all or part of the hotel.

The meeting adjourned at 9:15PM.