

**WPCA Executive Committee  
Meeting Minutes  
February 1, 2022  
7:30PM**

**Committee Members Present (by videoconference arrangement):**

Carolyn Abbey  
Nicole Field  
John Goodman  
Warren Gorlick  
Katie MacFarlane  
Melissa Maxman  
Courtney Tolbert  
Stephanie Zobay

1. Establish quorum/confirm everyone can hear/see – A quorum was established.
2. Consent items:
  - a. Approval of agenda – The agenda was approved.
  - b. Acceptance of Treasurer's Reports – The December Treasurer's report was accepted.
  - c. Approval of Minutes – The minutes from the January WPCA Board meeting were approved.
3. Wardman Park redevelopment

The Carmel Partner representatives who are developing the Wardman Park site, introduced themselves (Ronnie Gibbons and Marcel Pean). In addition, their legal counsel, David Grosso of the Arent Fox law firm, and their architect, Shalom Baranes, also introduced themselves.

Gibbons began by noting that the hotel property that was formerly on the site was not the highest and best use of the property. Baranes then proceeded with a PowerPoint presentation, based on the HPRB submission that is on our website. He noted that the proposed building design is actually a reversion to the original footprint on the property, but which had been changed in succeeding years by the newer hotel structure. All the buildings on the property will be connected, which is a requirement under zoning laws, though it is intended that each building will have a separate and distinct character. There will only be one curb cut on Woodley Road, using one of the two existing curb cuts. On 24<sup>th</sup> Street, they will keep the existing service drive which will provide access to Building A, and similarly, on Calvert Street, they will use the existing driveway for Building B. The lawn area will be slightly enlarged, and the public will have access to it; the green space between the new buildings will not be open to the public. They hope to do at least one building in terra cotta, but it will depend on supply chain and cost issues. Green is also a significant design color, which is intended to blend to a green color theme on neighboring buildings and structures. The developers and their associates then took questions from the meeting participants, including the following:

Plans for Demolition – By end of the year demo will begin, with interior demo beginning next month. Not clear how long it will take – 3 months to a year.

Overall timeline -- 1.5 years for design and demo, and 2-3 years for actual construction.

Green space – Open to the public as described during the presentation. It isn't possible to create a cut-through to 24<sup>th</sup> Street however

Traffic – A traffic consultant will be hired. Carmel is confident, however, that there will not be the type of issues that currently exist on Woodley Road, as there will not be hotel guests and conferences that result in intensive uses of the property at peak times. Carmel emphasized that there will be three separate access points, alleviating any traffic issues with any one point of access.

Unit mix – Carmel does not yet know the unit mix between smaller and larger apartments, but it plans to have somewhat larger units than at their other residential developments and it anticipates that the total residents will not exceed 2,000 people. At least 8% will be devoted to affordable housing. The entire property will be rentals, and no retail will be permitted due to zoning requirements.

Building materials – Carmel defended the modern design; they believe it is not incongruent to have a modern structure near historic properties. The architect cited his work on the District's John A. Wilson Building on Pennsylvania Ave. as an example of how a modern addition can blend well with an older structure. While adjacent buildings are red brick, Carmel believes that the use of brick in this building would make it look like a college campus, which was not their desire.

School impact – No study is planned on the impact on neighboring schools in terms of enrollment. Carmel said that would work with DCPS to try to plan ahead of time. Regarding the impact of the construction on the nearby Oyster School, Carmel stated that a logistics plan will be prepared that will take account of all neighborhood schools and residents during the construction phase. Air quality will also be monitored during the construction phase.

Parking spaces – Carmel is not yet sure about the number of parking spaces in the new buildings. There will be additional parking for guests and staff.

Approvals – Only this Historic Preservation Review Board will need to approve. No zoning approvals are necessary as the project is already zoned for the contemplated residential use.

Meetings with the neighboring property owners – Carmel committed to a meeting and creating points of contact.

4. Woodley Park Main Street – Brianne Dornbush of District Bridges provided an update. She reported that District Bridges had provided consulting services to WPMS since 2019, and in 2021, the two organizations had agreed to merge. District Bridges applied for the Main Street grant for the current fiscal year (FY2022), but that application was denied. DSLBD subsequently awarded the grant to another organization.

Dornbush stated that District Bridges had a strong track record since it became engaged with WPMS in 2019. At this time, the District Inspector General is investigating what District Bridges believes are "irregularities" in the grant competition. In the interim, CM Cheh is trying to come up with a resolution, and members of the community can testify at an upcoming District Council DDSLBD oversight hearing on February 9.

5. 2022 budget – Stephanie presented on the proposed 2022 budget that she had prepared and circulated to the Board ahead of the February meeting. Board members raised a few questions. With respect to webhosting, it was agreed that the costs for the website will be reduced from the \$600 as proposed, to just \$35, as many of the expenses related to the website were paid in 2021. It was also agreed to raise the picnic budget to \$2,500, from \$2,000 as proposed, in light of a likely increase in costs and the possibility of a greater number of attendees than in prior years. A

discussion also ensued concerning the insurance coverage that is set forth in the budget (a liability policy for WPCA, as well as Directors and Officers liability insurance). John spoke up against continuing the insurance coverage, as it is his personal view that it is unnecessary under the DC Nonprofit Corporation Law, but other Board members supported maintaining coverage for the two policies. The insurance broker who arranged the policies, Emily van Oudenaren, of Rust Insurance, will be requested to provide a presentation at the March meeting.

***A Motion was made to approve the amended budget. By a vote of 7-1, the 2022 budget was approved.***

6. Website – Katie updated on the website. It is almost ready to go live, and Katie has taken training in how to operate the website. She believes that other Board members will be able to update the website directly without much training. Katie will also give Board members an opportunity to review the content before the website goes live.
7. Outreach – Discussed as part of the budget review.
8. Updates from Mayor’s office, Council, ANC – None.
9. Good of the order – None.
10. Adjourn. Meeting adjourned at 9:55pm. Next meeting on March 1.

