Citizens Association of Georgetown

Elements of Barbara Zartman's oral presentation before the BZA
April 17, 2001

1. All the difficulties associated with this site were known to Millennium Georgetown Partners at the time the land was purchased. All were accommodated in a fully approved design for the site, allowing maximum utilization of both height and FAR within W-1 limitations. The only element that has changed since those approvals was the financial status of one tenant; this cannot be the basis for the variances being sought.

2. Approval by City Council included (in Appendix C of the legislation authorizing the sale of the property):

"The inclusion of a large urban plaza open to both the major elevation of the Incinerator and 31st Street retains a sense of openness and provides a focal point for the entire complex. Landscaping in the plaza will enhance the existing, pedestrian quality of 31st Street. The plaza will become a beautifully landscaped urban space. This development scheme proposes to save the Incinerator and its accompanying smokestack, and to interface with them at the north side with new construction. All the new construction will be confined to the northern and southern extremities of the site to enhance the sense that the Incinerator remains as a free-standing structure. The location of the new buildings is designed to create a series of open spaces surrounding the Incinerator."

In fact, the only public access is through the Wisconsin Avenue staircase, when it is unlocked, or through the private property of the hotel entrance on South Street.

3. Approvals by the then-ANC involved trade-offs, including the perceived asset of a rooftop restaurant providing the public with wonderful views of the Potomac. The attached minutes and e-mail show that as late as November of 1999, the ANC still believed the rooftop restaurant was included; the applicant did not disabuse the ANC of this understanding. Not until the December 1999 Old Georgetown Board meeting was it made clear there would be no rooftop restaurant or terrace.

4. The repeated hearings on this project before the Old Georgetown Board and the Commission of Fine Arts were to a substantial degree at the request of the applicant, who segmented this project in order to gain approvals of various elements. The removal and replacement of the historic buildings were submitted as separate requests for approval, as were the incinerator building, the podium, the theater entrance area, the sign package, the hotel package, the landscaping package, etc. The nature of OGB review of each of these elements is the same as it is for other Historic Georgetown construction: conceptual review and approval, permit review and approval, and confirming action by the full Commission of Fine Arts. In this case, there were

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.59A2

additional hearings on several elements because the Old Georgetown Board did not find the architectural treatment satisfactory when the concepts were presented.

5. The applicant made very few presentations to the ANC that served during 1999 and 2000, despite several requests, because Millennium Georgetown Partners claimed to have difficulty providing up-to-date drawings. This is confirmed in the attached correspondence.

6. The Board of the Citizens Association of Georgetown is fully empowered to act for the Association, and the applicant has been given several opportunities to present the project, including at the February 2001 membership meeting and the subsequent Board meeting. The only actions taken by the Board or its officers are in the form of two very detailed and specific resolutions (one for the Commission of Fine Arts, asking that the project be returned to the Old Georgetown Board for further consideration; the other the resolution that was presented to the Board of Zoning Adjustment). Both actions were unanimous.

7. The W-1 zoning is important. It was never envisioned that the entire block would be assembled as a single lot. It was intended to provide protection for a key block along the waterfront and small parcels along Wisconsin Avenue that is of major historic and scenic significance to the Historic Georgetown community. The applicant is within his right to subdivide the parcels and use the South Street elevation for measuring height, but the further variance to bring the height to 117' should not be permitted.

8. The applicant cannot be allowed to alternatively choose South Street as the baseline for FAR measurements and another location below grade and halfway down the block as the basis for claiming the buildings are connected as one. South Street would have to be the site for establishing both elements under zoning.

Barbara Zartman
April 20, 2001

Citizens Association of Georgetown

ANC 2E E-mail Messages

Regarding Incinerator Site

Subj: **Re: Incinerator site**
Date: May, 27 1:26:43 PM
From: pulsifer@crl.com
To: ZARTMANBJ@AOL.COM
cc: ANC2E@erols.com, drmark@dcdentistry.com, EFGold2@AOL.COM, JondaMcFarlane@compuserve.com, paynemr@gusun.georgetown.edu, SchultzPR1@AOL.COM, scott.polk@longandfoster.com

I would greatly appreciate it if we could get at least some basic information about the incinerator project. In fact, I'd love to have a (low-key) walk-through at some point, if we could find a time convenient to all.

Now, let me hasten to add that I'm not asking for couriers to start showing up at my door. Nor do I think we have time for an extended presentation next Tuesday (though what's the harm in a diagram and a 5-minute-or-less review?). But if we could get copies of what the previous ANC had, and an opportunity to ask questions, that would be beneficial.

Peter

========
At 12:12 PM -0400 5/27/99, ZARTMANBJ@aol.com wrote:
>Folks -
>
>Jonda has suggested that Mary Mottershead just present orally on this
>project, without any drawings. I would disagree, only because the project is
>up for its final conceptual approval at OGB on June 3. It won't be seen
>again until it comes up for permit approval. "Our" ANC has never seen the
>plans, which have been changed since the last ANC approved it. There is
>conversation in the community about the appearance of the building, and I
>think we have a responsibility for knowing what the project looks like and
>where it is in the approval processes of local government.
>
>I will be asking Mary for a statement of where the project is, approval-wise,
>anyway, so I will ask that it be sent to all commissioners, along with at
>least a couple black-and-whites. It can come by fax if EastBanc wants, but
>it's a really important project in our community, and I for one would like to

>know more about it.

Peter Pulsifer <pulsifer@crl.com>

---------- Headers ----------

Return-Path: <pulsifer@crl.com>
Received: from rly-ya04.mx.aol.com (rly-ya04.mail.aol.com [172.18.144.196]) by air-ya04.mail.aol.com (v59.24) with SMTP; Thu, 27 May 1999 13:26:43 -0400
Received: from mail.crl.com (mail.crl.com [165.113.1.22]) by rly-ya04.mx.aol.com (vx) with SMTP; Thu, 27 May 1999 13:26:25 -0400
Received: from [168.75.127.25] (A127025.dca1.as.crl.com [168.75.127.25])
by mail.crl.com (8.8.8/) via ESMTP id KAA09674; Thu, 27 May 1999 10:26:17 -0700 (PDT)
env-from (pulsifer@crl.com)
X-Sender: pulsifer@mail.crl.com
Message-Id: <v03110701b3732f32ac8d@[168.75.127.7]>
In-Reply-To: <9fff8c9.247ec8d5@aol.com>
Mime-Version: 1.0
Content-Type: text/plain; charset="us-ascii"
Date: Thu, 27 May 1999 13:24:53 -0400
To: ZARTMANBJ@AOL.COM
From: Peter Pulsifer <pulsifer@crl.com>
Subject: Re: Incinerator site
Cc: ANC2E@erols.com, drmark@dcdentistry.com, EFGold2@AOL.COM, JondaMcFarlane@compuserve.com, paynemr@gusun.georgetown.edu, SchultzPR1@AOL.COM, scott.polk@longandfoster.com

Subj: **OGB - The rest of the story**
Date: September, 6 10:12:36 PM
From: JondaMcFarlane@compuserve.com
To: ZARTMANBJ@aol.com
cc: scott.polk@longandfoster.com, SchultzPR1@aol.com, pulsifer@crl.com, paynemr@gusun.georgetown.edu, EFGold2@aol.com, drmark@dcdentistry.com, ANC2E@erols.com, JondaMcFarlane@compuserve.com

BZ's done a good job on tracking these projects, and mostly I agree with her "take" on where they should be on the agenda. A couple of questions: Are Twist andWash. harbour going to stay on our agenda? Since OGB has approved Twist, that is OBE for us, and Wash Harbour has already been told to come back next month with a new design. I'd say take them off this month's agenda.

The same is true for Neyla - if they've got to come back to OGB next month - and the schedule calls for the ANC meeting to be BEFORE the OGB in October, we might as well wait till they have that new design ready to present, instead of looking at a design that has already been turned down.

Lastly, when I spoke to Mary Mottershead at Eastbanc about the incinerator, she said they will have significant changes to present to OGB in October with new elevations and drawings etc. Since our concern here is to stay informed, and OGB has already met this month, perhaps we could see the Incinerator in October, when we can see what BZ saw at OGB this month AND the new stuff - and then comment on both to OGB at its Oct meeting.

Jonda.

---------- Headers ----------
Return-Path: <JondaMcFarlane@compuserve.com>
Received: from rly-yb04.mx.aol.com (rly-yb04.mail.aol.com [172.18.146.4]) by air-yb04.mail.aol.com (v60.28) with ESMTP; Mon, 06 Sep 1999 22:12:36 -0400
Received: from spamgaab.compuserve.com (as-img-2.compuserve.com

Subj: **OGB (especially Dumbarton)**
Date: December, 4 6:39:23 PM
From: ZARTMANBJ
To: ANC2E@erols.com, drmark@dcdentistry.com, EFGold2, JondaMcFarlane@compuserve.com, paynemr@gusun.georgetown.edu, pulsifer@crl.com, SchultzPR1, scott.polk@longandfoster.com
bcc: ZARTMANBJ

Folks -

Shown below are the OGB actions on the items that were on their agenda Thursday (in the OGB sequence, not ours). There's some good news in that a number of projects won't need to come before us Tuesday.

For **Dumbarton Oaks,** they took a bifurcated position. (a) they reviewed and made substantial comments on the portions of the project that are visible from public space and (b) they opted to do no review of the underground library, as it of course cannot be seen from public space. Apparently Carter Brown has signed off on this approach. Thus there was little additional information at Thursday's meeting about the project; however, the following should go on the record: DO is conducting a "cultural resources report," which seems to be a very high-priority item for the doubters (a Dr. Charles Birnbaum of Boston is coordinating the effort; whether he's the Harvard faculty member that some "friends" wanted - or is an independent professional, I do not know). There is also a separate review scheduled for later this month (?) with the Boston chapter of the American Society of Landscape Architects.

The OGB comments were largely as follows: rethink the scale of the new ADA entrance and, as agreed during the OGB site visit, retain the heavy doors as the primary entrance. The idea of a music room addition does not present problems, but some alternative architectural approaches were suggested. The chiller plant at the north end is not a problem, but the sheltering brick wall is being shrunk to as small as possible. The existing glass facade will continue to be visible, even from the Creek below.

Montrose Park. The dynamics of this were interesting. Some of those who had weathered the past storms were stunned to learn this was on our agenda and expected the OGB session was an ambush. They calmed down when I explained that anything on the OGB agenda was automatically on the consent calendar at least. Bottom line is that Cindy Cox of NPS presented (for discussion, not decision) plans for some relatively innocuous changes to safer equipment, to be mounted above "camel/sand colored rubber matting". The neighbors and "Friends" say they like it a lot. Everybody wound up being apologetic for not returning the ANC's calls over Thanksgiving.

GU Southwest Quadrangle. (Two architectural firms, two landscape architects - what fun!) The designs for the buildings contain few new surprises. I was surprised to learn that they are relocating the primary roadway so that there will be a softball field at the southwest edge; and the eight tennis courts will flank the roadway (maybe it was discussed at the 11/18 campus plan meeting, but I hadn't heard it was). There will be new retaining walls above the roadway, with very little room for plantings to relieve the stone facing. They're talking about cascading rose plants, vines, etc., and mounting planter boxes within the retaining walls themselves.

There will be some additional plantings near the Jesuit residence (for contemplation, when there's not a softball game or a tennis tournament going on behind them.

GU oxygen tank. Basically, this is construction of a new wall around an improved oxygen facility. The staffer presenting it was a virtual Professor Irwin Corey, and I'm not sure at all of a thing he said, other than the fact that the wall will measure 42 linear feet (!) and that there will be a truck parked in the parking lot for three months, effectively providing the oxygen service while the old/new equipment is being constructed.

Incinerator site. We will see the "sign package" for the complex later on, but I think it's going to be pretty pedestrian at least as far as the theater is concerned. There was a lot of discussion about the replacement windows on the incinerator building itself. I don't know if I mentioned, but the roof terrace is a goner. The best news is that the Wisconsin Avenue gate accessing the interior gardens will be open to the public during daytime hours.

Design Center West. I can only say the team seemed a bit ragtag. They were coming in for final "permit" approval, but didn't have the technical information that's required. As a result, the Cady's Alley (Martinez & Johnson) project has to come back in January, and the new/old Sorg design for the alley residences will only be OK'd if they get a lot more information cleared at a staff level. Things really ground to a halt when the Sorg architect displayed a drawing with the two garage doors punched out of the old alley building as "approved by the Commission." Very specifically they were told last month that the second opening was a no-go. The architect explained that they had "interpreted" a comment from the Commission of Fine Arts about another project to indicate they supported more parking, hence more garage openings. Made the Board members very unhappy. It's back to a single opening.

Phillips School/Phillips Row. The neighbors very much object to punching out roof openings to create dormers in the new condominiums. Larry Smith, of Cranberry Hill Associates, was picking fights at every opportunity. He will apparently challenge the decision of OGB regarding this (OGB suggested creative ways to accomplish much of what Smith needs without visible dormers), and the decision that he has to keep the original windows, not replace 99 of them with new Marvin windows.

Citizens Association of Georgetown

Newsletter Excerpts regarding Incinerator Site

THE CITIZENS ASSOCIATION OF GEORGETOWN

GEORGETOWN CITIZENS

Volume XI Issue 8 April 1997

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Monday
April 14, 1997

Harold Johnson
Deputy Director of Facilities & Asset Management
D.C. Public School System
will give an overview of the problems facing our schools.

Richard de C. Hinds,
Chair of the Nominating Committee, will announce the Slate of Officers for next year.

A report on the Georgetown Waterfront Commission.



Meeting Site:
St. John's Church
3240 O Street, N.W.
7:30 p.m.

Residents Hear Plans For Incinerator Site & Federal "Rescue" of D.C.

Both Efforts Will Take Time

Designated developer for the incinerator site Anthony Lanier and Ward 2 Councilmember Jack Evans were featured speakers at our March 10 membership meeting. The meeting was held at St. John's Church.

Incinerator Site Project

Mr. Lanier, a Georgetown resident told us it would take many months for each phase of the project he envisions for the incinerator site to get off the ground. He presented drawings of the buildings and told of his hope to incorporate condos, movie theaters, office space, and parking. The project proposed would include a four-story structure along South St., east to west, which would rise to six or seven stories above the Whitehurst Freeway facing K St. It would include parking on the lower level, six or seven movie screens on the next level (for films of the type formerly seen at the old Biograph and presently shown at the Key), and 100,000 square feet of residential space. Lanier expects the apartments to be on the high end of the price scale and thought they would appeal to people both in and out of Georgetown who are tired of three-story living.

Someone asked Mr. Lanier if he would commit to parking validation in his garages, but he said that he could not because the parking would be controlled by an outside company. The plans were looked at and talked about with varying degrees of interest and enthusiasm.

(Cont'd on pg 10)

(Continued from page 1)

We heard from **Anthony Lanier** and architect **Shalom Baranes,** about the latest plans to develop the old incinerator site. Mr. Lanier last spoke with us about the project in the spring of 1997. Since then the project has been greatly expanded to include the entire square block bounded by K, 31st, and South Streets, and Wisconsin Avenue. This joint venture by Millenium Partners of NYC and Eastbanc, Inc. of DC proposes to preserve the historic smokestack, incinerator building and the brickyard hill houses, and transform the entire square block into a cosmopolitan mix of some 40 upscale condos, retail shops, 10 to 12 art cinema theatres with arena style seating to accommodate 2,000 to 2,500 patrons, a 100-room hotel, 1 or 2 small restaurants, and parking for some 480 cars.

An ambitious project, it will be undergoing various reviews by the Old Georgetown Board, the Commission of Fine Arts, the city's Office of Planning, the Historic Preservation Review Board, the Mayor's Agent, and ANC 2-E, to name a few! Mr. Lanier projects that if all goes well, construction can begin Spring '99 with completion in late 2000. Because of the significance of this site and the magnitude of the project, CAG will be keeping a watchful eye on developments and will provide opportunities for members to stay informed, ask questions and express their views. We appreciate Mr. Lanier's commitment to keeping the community informed of his plans and progress with this exciting project.

Starting this summer, it won't be "business as usual" in Georgetown, due to the efforts of many who have worked tirelessly over the past three years to create a Georgetown business improvement district (BID). **Karen Snyder,** one of the BID's most energetic advocates and acting chairman of The Georgetown Partnership (Georgetown's BID), shared with us plans for how the BID will operate to improve the major commercial areas of Georgetown. The BID encompasses approximately 35 blocks including virtually all commercial property in Georgetown in the area bounded by Rock Creek Park on the east, R Street on the north, the eastern boundary of Georgetown University on the west, and the Potomac River on the south. In February, the Partnership met the necessary threshold, gaining enough support from commercial property owners to create the BID.

With an annual budget of $891,000, the BID plans to contract for services that supplement the city's, with the overall aim of making the Georgetown business area **clean, safe and accessible.** Among the initiatives and services to be provided are hospitality/public safety guides to patrol the streets; sidewalk and gutter cleaning; graffiti removal; an information kiosk; and programs to enhance parking and use of mass transit.

A special tax on non-exempt commercial real properties within the BID area will fund the majority of activities. The tax rate is set at fifteen cents ($.15) per hundred dollars ($100) of the adjusted assessed value of commercial properties within the BID boundaries. The assessment is considered an additional real property tax and will be collected by the District and deposited into a special account established for The Georgetown Partnership.

The BID is created for a period of five years and may be extended for an additional five-year period by a vote of its membership. The Georgetown Partnership will be governed by a 22 member Board of Directors. CAG serves as an *ex officio* member.

Special thanks to Gerry Madden and the chef at the Georgetown Retirement Residence for providing the delicious cake for our reception, and to Scott Nash of The Georgetown Wine Cellar, for the soft drinks.

— Juliet Zucker

Dumbarton House Presents:
The National Cathedral Puppeteers
performance of selected favorites from
Aesop's Fables
Saturday, May 9th 10:30-11:30
After the show, meet the motley cast
of characters and enjoy refreshments.
Tickets $5. Reservations recommended
Call 337-2288 x230 for more details.
Recommended for Pre-K to 4th Grade

On Georgetown's Business Front.....

Georgetown BID Launches Services

The Georgetown Partnership (Georgetown's Business Improvement District, or BID) embarked this summer on a course to meet two of its goals for Georgetown's commercial corridors — to make them clean and safe. During the last week in July and the first week in August, the BID launched its Public Safety Guide Program and Street Maintenance Program.

The public safety program involves a team of from four to seven uniformed public safety guides on the streets, seven days a week throughout the BID's geographic area. The initial coverage is noon to 6 p.m. Mondays through Sundays, and 6 p.m. to midnight Fridays and Saturdays. The role of the Public Safety Guides is both to serve as eyes and ears for the police and to provide hospitality and information.

With much community support, the Doe Fund (whose Ready, Willing and Able program is well liked in Georgetown) is staffing street maintenance crews under a subcontract to Unicco Services. The Doe Fund workers for the BID are graduates who've successfully completed the Doe Fund's rehabilitation program. (Note: Separately, The Doe Fund's Ready, Willing and Able program is looking to expand its efforts in the residential areas of Georgetown).

The Georgetown Partnership also elected officers — Richard Levy, President; Tim Steffan, Vice President; Ginger Laytham, 2nd Vice President; Ed McCullen, 3rd Vice President; Judy Horman, Treasurer; Jim Wheeler, Secretary; Ted Vogel, Assistant Treasurer; and John Hays, Assistant Secretary. Committees of the BID include Public Space and Maintenance, Public Safety, Transportation and Parking, Marketing and Public Relations (including the Gift Of Light), and Administrative and Finance.

In recognition of his contribution and commitment to the founding of the Georgetown Partnership, Max N. Berry was appointed by the Board of Directors to the newly created position of President Emeritus and ex officio member of the board.

The third goal of the BID is to make Georgetown accessible. Announcement of the BID's initiatives in this area are anticipated in the near future.

Incinerator Site Project Underway

On Friday, July 16 the historic Brickyard Hill House was carefully transported to a parking lot across South Street where it will remain while work on the Incinerator project progresses. The Brickyard Hill House, built in 1800 and once owned by Robert Peter, Georgetown's first mayor, is being preserved along with two other historic buildings and will eventually be returned to the property where they will be restored and incorporated into the project's design.

The project being developed by Millennium Partners of New York in association with Eastbanc, Georgetown resident Anthony Lanier's firm, is a $150 million, 500,000-square-foot mixed-use project that will include a 93-room Ritz-Carlton Hotel, 30 luxury condominium residences, a 3,000-seat Loews Theatres multiplex, 10,000 square feet of retail shops, and over 600 parking spaces. The various components of the development will be clustered around a series of landscaped courtyards. The 67 year old art deco incinerator building will be restored to serve as the central lobby of the complex. The project is slated for completion in 2001.

Georgetown BID Boundaries

