

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
North Cleveland Park • Forest Hills • Tenleytown

3F01 – Vacant
3F02 – Shirley Adelstein, Treasurer
3F03 – Mary Beth Ray
3F04 – Sally Gresham, Vice Chair
3F05 – Andrea Molod, Secretary
3F06 – Malachy Nugent, Chair
3F07 – Patrick Jakopchek, Vice Chair



Box 244
4401-A Connecticut Avenue, N.W.
Washington, D.C. 20008
commissioners@anc3f.us
www.anc3f.us
202-670-7ANC
Twitter: @ANC3F

Public Meeting – February 23, 2016

Forest Hills of DC
4901 Connecticut Avenue, NW
Washington, DC 20008

MINUTES

ANC 3F convened its regular public meeting on Tuesday, February 23, 2016 at Forest Hills of DC, 4901 Connecticut Avenue, NW, Washington DC 20008. The meeting was duly advertised and open to the public.

Copies of resolutions approved are available at www.anc3f.com, and the livestream recording of the meeting is available at <http://new.livestream.com/anc-3f>. Times listed in parentheses indicate the point in the recording at which that item is discussed.

Commissioners Present: Ray
 Gresham
 Jakopchek
 Adelstein
 Molod
 Nugent

ITEM	VOTE	KEYWORDS
Commissioner Nugent made a motion to approve the agenda with amendments.	6-0-0	
Commissioner Molod made a motion to approve the minutes of the January 2016 meeting.	6-0-0	
Commissioner Nugent made a resolution supporting BZA Case #17703A (Sidwell Friends School).	6-0-0	
Commissioner Nugent made a resolution opposing public space application #116016 (Chick-fil-a).	6-0-0	

Commissioner Nugent made a resolution in support of zoning commission case #04-33G (Inclusionary Zoning).	4-0-2	
Commissioner Ray made a resolution thanking former ANC3F Chair Adam Tope.	6-0-0	
Commissioner Nugent made a motion to approve the Q1 2016 Quarterly Financial Report.	6-0-0	
Commissioner Nugent made a motion to adjourn.	6-0-0	

Call to Order: 7:33 pm
Adjournment: 11:57 pm
Financial Status: \$116,000.00

AGENDA ITEMS

1. Approval of Minutes from January 2016 Meeting (00:01:45)

Commissioner Molod made a motion to approve the minutes of the January 2016 meeting. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

2. Commissioner Announcements (00:02:01)

Adelstein:

- 3F02 Community Meeting: The next 3F02 community meeting will be on March 22, 7:30 PM, in the first floor social room at 3003 Van Ness. Based on discussion at our February meeting, I am considering switching these meetings to be on a quarterly basis. I will be sending an email to the 3F02 list to solicit feedback about this potential change.
- Update on February 15 Electrical Incident: On February 15, an electrical issue in the outdoor courtyard of 3003 Van Ness resulted in a dog dying after getting electrocuted. This incident has received media coverage in several outlets and has raised concerns about ongoing safety issues for residents in the Van Ness apartment complex. According to building management, an electrician has inspected the courtyard area, identified a wiring issue, and turned off the wire and de-energized the area. In the interim until the wiring is replaced, they have installed temporary lighting, which has enabled them to re-open the area. Building management say they will be working to provide permanent lighting and re-wiring in the coming weeks. DCRA was on-site on February 17 and will be conducting another inspection of the area tomorrow, February 24.

Jakopchek:

- Received an answer from DOEE after the November resolution requesting information about why Melvin Hazen and Soapstone Valley were impaired. The samples in May and August, 2014 and August 2015 exceeded the e. coli benchmark. There was no data to indicate whether it was a human or animal source. The committee task force is looking into it further.
- Preserving and Planning for Progress Event is March 1 from 5-8 pm at Howard Theatre.

Molod:

Rock Creek Conservancy will do a cleanup of honeysuckle bushes on March 12 from 10am-12pm. Meet at the corner of Broad Branch and Linnean Avenues. The sign-up is on the Rock Creek Conservancy website.

Nugent:

1. Community meeting with DCPS February 24 at 7:30pm in the Murch auditorium to talk about the modernization plan.
2. Councilmember Cheh will be hosting a meeting on Saturday, March 5 at Stoddard Elementary at 2619 Wisconsin Avenue at 1 pm.
3. The circulation period to pick up signature petitions to run for the 3F01 commissioner opening ends on Monday February 29. So far 3 people have picked up petitions.

Ray:

1. Van Ness Main Street was granted tax exempt 501c3 status. Thanks to Adam Tope for excellent pro bono legal help! They are accepting donations which are now tax exempt. Any donations made as early as March 2015 are also tax exempt.
2. Van Ness Main Street hosted Tenleytown Main Street and Congress Heights Main Street at an all day workshop on Saturday. Thanks to Theresa Cameron, our executive director, for hosting, and to Erik Thompson, VP of Real Estate at UDC, for allowing us to use the beautiful Windows Lounge at UDC, overlooking our Van Ness/Conn. Ave. corridor.
3. April 23 Van Ness Main Street and Levine School of Music will host an arts conference. Please mark your calendar and stay tuned for details.

Gresham:

1. Park Van Ness Construction Project Update:

Construction activities for February/March 2016: Continue sitework, Facade punchlist, South alley replacement, Garage completion, Unit completion and turnover.

Sidewalk Opening Progress: Clark is continuing to track March 4th at 7 PM for the sidewalk opening. However, Clark is working diligently to meet the February 29 opening date and will be able to do so on the south side of the site. The north side of the site remains challenging. The plan that was presented to the community in December has not changed. DDOT did allow work on the Sunday, February 21; and Clark is requesting a Sunday work permit for February 28. Opening date for the building's residential areas will be Spring, 2016. At this time, due to construction and required final inspections, Saul is unable to provide a more specific date. Opening date for the retail areas is targeted for Fall 2016.

2. WMATA Van Ness Metro Station Update: WMATA staff are here tonight to update the community on the west stair construction progress and time line and to also present the quarterly status report on the Van Ness Escalator project. Welcome Ann Chisholm, Cedric Watson and Lonnie Murray, we look forward to your updates!

3. Murch Elementary School Modernization Update: At a February 17 SIT meeting, DCPS, DGS representatives and their architectural consultants presented alternative schemes to the October 2015 Design Development Drawings because of estimated construction costs from the selected Contractor. Unfortunately, with the estimated costs coming in at \$78K from the Contractor on the October design, the Murch Elementary School modernization has been put at risk by the announcement that the project's current \$68K budget is not sufficient to meet the needs of the school. Construction is supposed to begin this June, but the city is attempting to

redesign the project to fit what it says is a \$10 million shortfall. The proposed design changes could eliminate essential spaces, such as a cafeteria, and drastically reduce key spaces like the library. The proposed changes also would put the loading dock entrance on Reno Road, which would face significant opposition from the community. The school community is pushing for the city to build the previously agreed-upon design — either by increasing the budget or by eliminating the substantial costs associated with the current structure of the construction contract.

3. Announcements / Open Forum (00:16:38)

1. There is a spring break camp at Hearst Recreation Center from March 28 to April 1. Go to DPR.dc.gov to register. Call 282-2207 Kim Campbell with questions.
2. Mike Matthews: Mayor's Budget Engagement Forums for Ward 4 will take place at 6:30pm at Roosevelt High School on Thursday, February 25th. He will be also follow-up on Murch funding.
3. David Bardin: Cleveland Park library renovation. They need a temporary place to house books and services. One option is UDC. ANC3F should look into it and support it if we like the idea. Commissioner Ray said that Theresa Cameron has been looking into it. The problem is that Cleveland Park may not get their library back. Cameron said UDC has not "inked" the deal yet.
4. Theresa Cameron is working on the launch of "Jazz at Van Ness" by Van Ness Main Street. The first one will be on April 30th, as part of the International Jazz Festival at Acacia Bistro from 5-7pm. On April 23 there will be a conference on arts and humanities in Van Ness. They are looking to invite artists.

4. Van Ness Metro Escalator Upgrade Project update (00:22:12)

Cedric Watson: WMATA will return escalator #4 to service and will start with the 5th escalator On March 24. They will extend the period of time when the stairs are open to give some relief to the Park Van Ness project. He's confident that the project will end a little ahead of schedule. Commissioner Gresham asked how long the stairs will be closed again. Answer: 3-4 months perhaps less. Commissioner Gresham asked how much stair work was still needed, and which escalators still need to be replaced on what timetable. Mr. Watson replied that the stair work is completed, and was done at the early part of the project. He said that escalator Number 5 will take 8 months to complete, then number 6 will take another 8 months. These are the two long escalators. Stairs are due to close from February 29th through May. The entrance will reopen in May and close again in November for #6 work and then reopen in spring 2017. The stairs will remain open after that. Commissioner Jakopchek asked if there is signage of the schedule. Answer: Yes. Commissioner Gresham asked if they can send the ANC notification. Answer: He will try.

5. Murch Elementary School Modernization Project update (00:27:56)

Martha McIntosh, Murch's Home and School Association's Co-president spoke to the Commission and community with updates of the latest reactions to the Murch construction and the steps being taken by the School Improvement Team (SIT) and Murch community with DCPS, DGS and DC governmental officials. She thanked Commissioners Nugent and Gresham who also participate in the SIT. She stated that Murch is the most overcrowded school in the District and has not been renovated since it was built in 1929. They need to move 620 children for two years and will likely house them in the swing space at UDC for perhaps the whole two years. The plan for this is almost completed. This will help to build the connection between the university and the neighborhood. The real issue is they do not know what is happening with the funding.

They have \$68 million in the budget, but now have been told that they are \$10 million short. One third of the site is NPS land and cannot be built on (only used for recreation). There are also historic preservation limitations on the building itself. Murch Association were told that they will "value engineer" the \$10 million out. That includes the removal of the cafeteria and limiting the media library. It has re-introduced many problems that were resolved over the last several years. Then they found out that the project is underfunded by \$20 million . The city approved \$10 million that will pay for the swing space, but it still leaves the project \$20 million short. They are having a forum on February 24th at Murch at 7 pm to discuss the situation. SIT members will be there and they encourage the interested public to attend. Please contact mayor's office and your council member to encourage them to do this right the first time.

Nicole Rentz from Councilwoman Cheh's office said that Dee Smith Mathis is leading the mayor's office on this. Commissioner Ray asked what is the best way for us to communicate our constituents concerns to Councilwoman Cheh? Answer: By email.

Neighborhood resident David Dickinson thanked Martha McIntosh and said that they went through all this with the Hearst elementary school renovation. He suggests trying to get the bigger picture from the mayor about what other schools needs are and find out if they can move money from one place to another.

Neighborhood resident David Bardin said that McIntosh described a shortcoming of the DC capital improvement program as applied to Murch, but this is a DC wide problem. This Thursday's hearing with DGS is a chance to voice opinions, and a new initiative to evaluate the issues is being considered. CARSS is the acronym. DGS is taking a leadership role in trying to get proof of the concept set-up. Councilwoman Cheh has an oversight hearing on Thursday the 25th at 3pm in the District building.

Robert Cline (past chair of ANC3F in 1980's) has experience with the Edmund Burke expansion. He's wondering whether "nothing is agreed to until everything is agreed to." Also, he asked how many signatories are required before this is a done deal? The longer it drags on, the deeper the money hole gets. McIntosh said the schools get bumped down the line due to cost overruns at previous schools on renovation list. Had it been done years ago it might have been less expensive. The Murch project is grateful to all of its neighbors. They are not totally thrilled with the design, but have all said it is the best we can get and the community needs the school. They are 4 months from a supposed start of construction.

6. Local Tree and Slope Overlay update (00:49:05)

Jane Solomon, new president of the Forest Hills Citizens Association, said that the tree and slope overlay has been in effect for about 10 years. The Association wants to re-evaluate and update it because of the presence of a tear-down in the middle of a tree and slope overlay neighborhood. Tree and slope overlay protects the trees in Forest Hills. The tear-down is adjacent to the stream, and the water from the lot (that will be build on) runs down into stream. The Polish Ambassador's house also slopes down into Soapstone. Ms. Solomon said that there are discrepancies between the original intention and what was written in laws. She will be back next month with suggested updates.

7. Sidwell Friends BZA application (01:02:30)

Katie Lindsey, Assistant Head of School, said the school is working with the neighbors on construction management, design of property, and traffic/circulation issues. They have come to a positive outcome through fruitful discussions, and came to a resolution. Having forged relationships with all parties, they are now well positioned to move the project forward. Mollie McGowan from ENIAC explained that the main purpose is to move the Lower School to the site where the Middle and Upper Schools are. The Lower School is going to be located on lower ground. Students will "ascend" to the Middle School. This enables creation of a new center of campus where all schools participate together. There are new landscape elements that will serve all schools and be used as play spaces. They will take down two small old buildings, the old gym building and another small one.

Tom Amoroso, landscape designer, presented the landscape plan. They are working with existing vegetation. The arborist has been out to inspect trees and will recommend how to stabilize any trees that need it. They have external and internal circulation plans. The curved fence will follow the internal circulation plan and the terrain changes. They will add some understory vegetation. Kate Lindsey thanked Jane McLeish, a neighbor who is an arborist, who gave advice about the footprint of the outside of the property and inside/outside access points for neighbors to use the grounds when the students are not there.

Jamie Milanovich handled the traffic plan. Based on talks with neighbors, the 37th Street drop-off has been moved to near Wisconsin Avenue. There are 58 stacking spaces on site. They will make sure the drop-off/pickup is efficient enough to handle all of the traffic. Lots of changes in the demand management plan. They will reduce the number of trips back and forth to school, have a shuttle bus to Bethesda and the Tenleytown metro. They will also promote other modes of transport to school (bike place, maintenance), smartphone apps for students to say when the next bus/shuttle is due. The plan is a 30% reduction of trips and will be monitored. The Lower School will add another 100 students, but the trip count will have to be maintained. The monitoring plan for overall and for the Lower School trips in particular will be monitored quarterly. The goals must be met before more students can be added.

Commissioner Nugent read the resolution supporting the BZA case. This is the deal worked out between Sidwell Friends and the community. Commissioner Gresham said it was a nice presentation and commends them on that. She thinks the fence is a very interesting concept and also thanks them for working with the neighbors. Commissioner Ray said that they really responded to our concerns and they had a great presentation. Commissioner Jakopchek said it was a great response to the community's concerns.

From the Public: Clem Dinsweiller asked if they have done a baseline study of air emissions with existing transportation and wants to know if there is an analysis of a proposed plan for new emissions and impact on neighborhood. Specifically there should be an enforceable condition, such as the city enforcing changes if it is needed. Steven Karchik said there has not been an air quality analysis, but it has to be done as part of the environmental impact process. The ANC should consider adding conditions related to this, such as if emission standards are not met then no building permit will be issued.

Dina Curtis, chair of Springland Farms Community LLC, supports the hard work that Sidwell has done. They have been meeting with them for over 4 months. They support the resolution as

written and would oppose any amendments to the resolution as written because it has been a long collaborative process. Chuck Ludlam, organizer of Springland Farm Community, said the plans worked well with Hearst and now it is working well with Sidwell. The neighbors contributed landscaping. There has been 4 months of hard work between the parties. All kinds of issues and solutions have been dealt with. It has been an amazing process and the resolution reflects that process. Sidwell is under time constraints with entire the process. They just got the DDOT report and do not see anything alarming.

Frank Toland said that on November 3rd, the Washington Home notified residents that the final closure will be in November of 2016 and now they have asked for residents to be out by October. Asked if Sidwell owns the property yet? Answer: They do not close on it until December of 2016. The Washington Home went up for sale before Sidwell ever thought of buying it. They knew that they had a long lead time to move residents. The option is there for residents to stay until spring of '17. It is enough lead time for residents to find a place to live and this is very important to the Sidwell Quaker community. Sidwell did not know that residents were told to vacate by October '16. Toland said the problem is a long waiting list at many senior resident places. Sidwell has offered to help, but the Washington Home has declined.

Robert Cline asked if they had undergone testing to see how long it takes to get from the back to the front of the line. He said that safety is of primary importance. He asked if there is an emergency event, a fender-bender, a child has "event" in a car, there will be a bottleneck because there is no place to pull out of the queue, and how is this factored into the design? Answer: They did extensive data collection, looking at how long it takes to process the cars. The operations plan helps to address these issues. At the current Lower School location, parents have to park and get out of their cars to get students, but the new plan is more efficient. Also there is room in the circle for a bypass lane, but no bypass for cars in the stacking spaces. They will take a look at how to treat the edge of that for possibility of a needed bypass. Stacking lanes are dual purpose; play space during school hours, so they are easy to modify.

Matt Levine is excited about the new owners. Sidwell did a great job working with what seemed like hostile crowd and he looks forward to seeing the developments. He still thinks current traffic is a debacle that needs to be addressed. They need to ensure it doesn't get worse. Hearst traffic adds to the issue. He wants a raised crosswalk considered because drop-offs are happening in the crosswalks currently. He thinks enforcement should involve tickets issued by DC police and urges the ANC to think about this.

Jane Solomon, sat on ANC during 2007, during the last Sidwell renovation. This process is reminiscent of the last one that went without a hitch. They are obviously sensitive to the environment.

Nugent said they are not going to add a clause about the emissions issue, but he will ask Sidwell to present a baseline study to the ANC, so we have it as part of our review going forward.

Commissioner Nugent made a resolution supporting BZA Case #17703A (Sidwell Friends School). Resolution was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

8. Chick-fil-A Public Space application (01:54:01)

Mike Birkland, Jeff Utz, and Erwin Andres were present to give an update. Commissioner Nugent said that the ANC appreciates the time they have spent on the project. They were asked to flesh out the traffic study and look at ways to improve it, so as not to have an effect on Connecticut Avenue.

CFA shares the concerns about overflow traffic onto Connecticut Avenue. They plan to add employees with iPads to take orders and route overflow through to the back of the store. The idea is to stack as many cars onsite, and also to prevent overflow. There is room for 15 cars in the rear lot, 10 to queue onsite, with a bypass lane routing to the back. Other alternatives were examined (alley for drive-thru, etc.), but they have all been rejected.

Commissioner Nugent said this is the third time we have met and we appreciate CFA addressing our concerns with things such as the iPad ordering innovation. However, it would be impossible for ANC3F to support any store that would result in traffic overflow onto Connecticut Avenue. Our concerns remain that we are being asked to accept that this design works on faith. We are not convinced that traffic won't overflow on the street. The volume of expected traffic seems like it will be easy to overwhelm capacity of the designed traffic management system. Any failure at any one point could cause a backup. In addition, based on the numbers, we are looking at a potential increase in traffic of vehicles crossing the sidewalk once upon entering and once upon leaving, resulting in a car crossing the sidewalk every 15-20 seconds. That sidewalk is already busy with pedestrians, strollers, elderly, etc. The other concerns are that the plans do not seem to meet DDOT guidelines (the northern curb cut is only 4 feet from the adjacent driveway, DDOT standard is 32 feet away). There are also concerns about stormwater flow. The water flows into Soapstone, but CFA has not considered plans to deal with the stormwater. Finally the existential concern is that when BK was built, the area was more suburban. Over the years the neighborhood has changed. It is now more urban and the drive-thru is not consistent with the urban vision embraced by the city, neighbors, and other developers.

Commissioner Gresham said thanks for getting the plans to us and she knows it has been hard. The presented architectural plan is based on what the client has asked for. ANC3F wants development in that area, but the key is the unsafe conditions of the old drive-thru concept. She visited a CFA restaurant in Phoenix that does 'iPad ordering' by Teams standing by the drive-thru entrance lane. The Franchise Owner stated that the original drive-thru traffic pattern designed and built by CFA corporate & consultants did not work, causing major back-ups at the high traffic intersection. To relieve the main roads' congestion caused by the original drive-thru design, the Franchise Owner had to completely rework the traffic pattern by re-building the drive-thru entrance & order taking lane. It works fine now and does not cause back-ups at peak lunch time (140 - 150 cars per hour) and during AM & PM rush hours on the main roads. The bottleneck was not in the order taking but in taking money and giving food. The other point is that in the new plan, CFA tried to have only 1 lane of stacking so they could keep the pass thru lane, but it does not meet the 10 foot width requirement. CFA said that it is 9 feet plus 2 feet of the pedestrian lane meets the requirement.

Commissioner Molod said that CFA is counting the bypass as a queuing lane when estimating how many customers could be waited on at once, and as drive-thru lane when discussing the prevention of overflow onto Connecticut Avenue. Also, the present traffic study showed that people cutting are through, and would add traffic. CFA said the staff will decide whether to take orders in the bypass lane. If they get more cars they will not.

Commissioner Ray asked when was the traffic study revised? CFA said it was completed recently because of coordination with DDOT. They will send the final report. Commissioner Ray also asked whether the bypass lane would ever get used for stacking? CFA said yes, if the back parking lot is full. Mike Birkland said CFA has lots of successful drive-thrus and lots of experience.

Commissioner Adelstein said they are treating the back alley as though it is unfettered. It is not, particularly on Saturday. CFA said they only need one car width of open alleyway to access the back parking lot.

From the Public: Ken Terzian from the Van Ness Main Street design committee said they had not heard that the slowest part of the process is the food pick-up. CFA said some food delivery will happen other than at pickup window, that there will be no backup in the outbound lane, that the right turn only will smooth traffic onto Connecticut Avenue, and the site is not viable without the drive thru. Barbara Cline asked about a pedestrian volume study and if there was any idea how many people walk by. She said the area has changed, lots of families are in the area. Erin Langley lives nearby and says that the people in the Hastings building are uncomfortable with this plan. The alley traffic is already in chaos, not only from the car wash, the cleaner, Bread Furst, the day care center, but residents' park in the alley and walk across the street with their kids. None of the ideas are factoring in the reality of this alleyway. Jane Solomon commented that assuming their plan is successful, what happens to car #26? Robert Cline said it sounds like the number of employees needed will be huge and they would have to move faster than humanly possible. Also as a reminder, Bread Furst recently had an armed robbery. This plan may cause a target for more crime. Deepa Mehta from the Van Ness Main Street economic committee asked how can you make the operator carry out all the terms agreed upon in terms of staff outside? CFA representatives said it would be in the franchise agreement and corporate CFA would oversee it. Mehta also asked if the operator can change the setup if it is not working? CFA said the franchise agreement would include a way to modify the setup if the monitoring shows it is not working and any new plan would have to undergo DDOT review. Mehta also asked about left turns into the property during morning hours. They would have to cross 4 lanes of traffic and these are usually quick turns, happening during a time with heavy pedestrian flow. CFA said if DDOT prohibits left turns into the property then that will be the rule. Steve Gresham said he asked how many spaces are needed for staff and inside patrons and said he did not get a straight answer. He also said CFA that gave vague statements about the consequences of monitoring, showing the plan is not working. He asked what are the consequences? CFA said if it does not work more staff will be sent to direct traffic, but they will not shut down the store. Steve Gresham said that there is no leverage for the ANC if the plan does not work. Bardin said the plans call for leaving a guardrail in place near the car wash. Does this take up part of the 22 feet between the car wash and the CFA building? CFA will have to look at that, but their intent is to keep it.

Commissioner Nugent made a resolution opposing public space application #116016 (Chick-fil-a). Resolution was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

9. BZA Changes to Inclusionary Zoning (03:41:03)

Leslie Steen, who spoke to the ANC on behalf of campaign for inclusionary zoning, is also a resident of 3F02. The inclusionary zoning statute passed in 2007. The campaign is suggesting some changes to the rules. The program has produced units since 2011, 88% of units are at 80% of market value. They are not serving the people that the plan was meant to serve. They are currently looking at proposals to serve lower income households. OPA has done lots of financial analysis, 60% of area median income could be accomplished with the bonus density that is already in the plan. The zoning commission wanted to hear from ANCs. They are asking for 60% of median income on rental units only, density bonus as it exists, and asking for 80% of median income on condos (condo fees make it difficult).

Commissioner Ray is not prepared to vote on this tonight and has reservations about how it would impact developers. Commissioner Nugent said that March 3rd is the public hearing date, so this is time sensitive. Leslie Steen said that the zoning commission has already delayed the decision twice. OPA did a modeling study to look at the economic feasibility. The idea is to pay developers for this. If there is an economic burden, the developer can ask for a waiver. No developer has ever asked for a waiver. Bonus density is a matter of right.

Steve Gresham said most of these are negotiated on a project by project basis. This is where most negotiations end up. This revision would codify what would be traded off for other things. Most projects are done with PUDs. The density is a matter of right and it is only a PUD if the developer decides to do a PUD. Mr. Gresham is worried about the impact on local developers making residential space from office space. The down side is that the development community would rather not have it. They are complaining that 80% of units are hard to rent.

Commissioner Adelstein said that it is the common policy in lots of cities, so does this align us better with "best practices"? Answer: It is not common, but lots of places have something like this. Montgomery County did it a long time ago. It has been done all over California. As for the big cities, we are a little behind, but for the country as a whole we are in the lead.

Commissioner Nugent made a resolution in support of zoning commission case #04-33G (Inclusionary Zoning). Resolution was approved with 4 voting in favor, 0 voting against, and 2 abstaining (4-0-2).

10. Proposed Construction at 4652-4656 Broad Branch Road (04:01:58)

Jake Moore from Workshop T10 is representing the developer. The owner of the property is Anton Dvorishn, from Rightway Developers out of Washington, DC (Commissioner Gresham said that google says they are located out of Springfield, VA). Also present is James Phillips. The Commission on Fine Arts (CFA) has oversight on these 3 lots. The Shipstead-Luce Act requires this. CFA has purview over the design. The ANC's input is related to the 2 curb cuts that they are proposing. Moore is proposing 2 new curb cuts. They had discussions with CFA regarding the whole packet and CFA has asked for revisions. CFA has asked for smaller houses, but the developer and Workshop T10 have not seen the full comments. There are also tree and

slope overlay restrictions on the property. The CFA also asked for a house design that was more compatible with the surroundings.

Commissioner Ray spoke with the CFA. They said that the impact on the park was too great based on the site design and size. Phillips said they want to include the ANC in the process from the start. Commissioner Ray has spoken with an architect who says this can be done without curb cuts. Phillips think they need at least one curb cut, otherwise they would have to put another alleyway, but there is a large tree count and the big hill slope there. The rule says that any tree over 75" in diameter cannot be cut at all, any tree above 50" in diameter can only be cut with a permit, and that a maximum of 3 trees of that size per site can be cut down. Phillips say they will get an arborist report. Commissioner Ray's concerns are that the curb cuts are on the curve and it will be dangerous. The suggestion is to put the curb cuts off of the alleyway (even if the alley is in bad shape). Commissioner Ray also asked if the owner would consider 2 houses, but Mr. Moore said that the owner calls for 3 houses, that the CFA had already suggested that and the owner said no. Phillips said that there is no timeline as of yet to request permits, etc., but they wanted to keep in communication with the ANC. The ANC suggested that they try to work with their neighbors.

11. Resolution Honoring Adam Tope (04:21:25)

The ANC wants to give a formal thank you to Adam Tope for his tireless efforts to the ANC over the years!

Commissioner Ray made a resolution thanking former ANC3F Chair Adam Tope. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

12. Treasurer's Report (04:24:07)

There has not been a complete handover of the treasurer duties, so Commissioner Nugent will give the report. They didn't write any checks, so the report is the same as last month, at a little over \$116,000. The quarterly report had \$131,000 as the beginning balance and ending at \$119,000.

Commissioner Nugent made a motion to approve the Q1 2016 Quarterly Financial Report. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

Commissioner Nugent made a motion to adjourn. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).
