

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

3F01 – Adam Tope
3F02 – Karen L. Perry
3F03 – Mary Beth Ray
3F04 – Sally Gresham
3F05 – Manolis Priniotakis
3F06 – David Lowell
3F07 – Bob Summersgill



Box 244
4401- A Connecticut Avenue, N.W.
Washington, D.C. 20008-2322

Web site: www.anc3f.us

E-mail: commissioners@anc3f.us
Phone: 202.670.7ANC

Twitter: @ANC3F
Facebook: [facebook.com/ANC3F](https://www.facebook.com/ANC3F)

ANC 3F RESOLUTION

Saul Subsidiary II Limited Partnership Public Space Application DDOT Tracking Number 82330

Whereas, Saul Subsidiary II Limited Partnership filed an application to occupy public space in conjunction with construction of a new mixed use apartment building and retail development at 4455 and 4469 Connecticut Avenue, N.W., in ANC 3F, referred to as Park Van Ness, DDOT Tracking Number 82330; and

Whereas, the work contemplated includes among other things closing of existing driveways, new ADA compliant curb cuts, new roadway and sidewalks, removal and replacement of existing street trees, new planter boxes, fencing, hedges, awnings and bike racks; and

Whereas, Saul Subsidiary revised and submitted new plans to Public Space after the initial filing representing the comments made at PDRM meetings; and

Whereas, Saul Subsidiary presented, discussed, and answered questions on the new plans at a duly noticed public meeting of ANC 3F on Tuesday, July 16, 2013;

Whereas, the revised public space design and landscaped areas along Connecticut Avenue as presented at the July 16th meeting of ANC 3F which incorporate plantings, pedestrian and automobile circulation, bicycle racks, raised planters and a paving design incorporating special pavers and paving patterns will be an asset to the community; and

Whereas, the revised public space design incorporates 6 new 3 - 3.5" caliber Willow Oak trees and the existing 1 large Red Oak tree (northern end) in 7 large tree boxes approximately 38 feet apart surrounded by iron edge fencing (DC standard tree fence), planted with liriope with street lights at the ends of each tree boxes. There will be precast concrete type and granite paving at all flat walking surfaces with large landscaped planters facing the street and a 3' wide intermittent spaced boxwood hedge border defining the sidewalk line and the building's facade public space area; and

Whereas, the building's facade connects with the street through the use of the 'Public Parking Area', a proposed retail/sidewalk café area defined spatially by the building facade to a

border plant material perimeter with public space including the area from the street curb to building's facade which incorporates from the curb line to the building facade a 6 foot tree lawn, then an 10 foot sidewalk, then the 19 feet +- 'Public Parking Area' which will have 4 large raised planters planted with sweet bay magnolias, mosquito grass, and perennials (no annuals) in enriched soil and irrigated; and

Whereas, the public space paving types presented: 16 feet of sidewalk areas from the curb to the 'Public Parking Area' will be London Walk 2' x 3' Pavers (DDOT standard approved grey colored paver); 19 feet of 'Public Parking Area' paving will be precast unit 4" x 8" pavers and the main driveway entrance starting at the curb line will be comprised of a building standard concrete pad ramp, then a London walk paver at the pedestrian walk area, then a granite pavers border surrounding the entrance court's main square shaped cobblestones drop off/pick up car pad area. Granite pavers will border the cobblestoned main entrance court with DDOT's standard granite curb defining the pedestrian and car areas. Granite stair treads/risers and landing pads at the northern end of the 'Public Parking Area' as well as raised planter facings will be the color and type of the granite paver; and

Whereas, at the south end of the 'Public Parking Area', the 3 existing utility vaults will be 60% paved and 40% grated and the 1 bus vault will be 100% paved with precast unit pavers and at the north end 6 DC Standard bicycle racks will be installed adjacent to the curb in the paved public space circulation area.

Now, therefore be it resolved that ANC 3F supports the public space application of Park Van Ness, (DDOT Tracking Number 82330) and emphasizes its support for three specific areas of the design provided Saul Subsidiary sign a covenant with DDOT for the maintenance of the special paving, irrigation and plant materials:

- (1) The curb cut at Yuma Street, which is essential to help minimize any traffic disruptions as a result of residential drop offs and pick ups.
- (2) The use of the special pavers in the public space between the 10' sidewalk area and the building face as a good way to define the sidewalk from the 'Public Parking Area'.
- (3) The paving design at the entry turn-around that extends through the 'Public Parking Area' to the back of the sidewalk as shown on the design drawings dated July 16, 2013 to maintain the integrity of the paving design.

Be it further resolved, that ANC 3F recommends simplifying the current DC standard tree fence in design by eliminating the top portion the "O" and mid horizontal bar elements while keeping the materials, metal bars sizes and installation the same as the DC standard.

Be it further resolved, that ANC 3F recommends use of downward-facing street lights that cast illumination toward the sidewalk rather than skyward.

Be it further resolved, that ANC 3F urges Saul Subsidiary to support an installation of a Capital Bikeshare Station on the public space area, if deemed feasible, by DDOT and Capital Bikeshare for the use of the community and Park Van Ness residents.

Be it further resolved, that Commissioners Sally W. Gresham, Karen Perry and Mary Beth Ray represent ANC 3F at the Public Space Committee Meeting on Thursday, July 25, 2013.

[signature page follows]

ANC 3F approved this resolution at its meeting on July 16, 2013, which was properly noticed and at which a quorum was present, a quorum being four. The resolution was approved by a vote of 7 – 0 – 0.


Adam Tope, Chair