

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*Van Ness ▪ North Cleveland Park ▪ Wakefield ▪ Forest Hills*

3F01 – David Dickinson, Chair  
3F02 – Carolinn Kuebler, Vice Chair  
3F03 – Naomi Rutenberg, Treasurer  
3F04 – Leah Frelinghuysen  
3F05 – Andrea Molod, Secretary  
3F06 – Monika Nemeth  
3F07 – Vacant



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**Public Meeting – January 15, 2019**  
University of the District of Columbia  
4200 Connecticut Ave. NW  
Washington, DC 20008  
Building 38, 2<sup>nd</sup> floor Windows Lounge

**MINUTES**

ANC 3F convened their regular meeting on Tuesday, December 18, 2018 at the University of the District of Columbia, 4200 Connecticut Ave. NW, Washington DC 20008, Building 38, 2<sup>nd</sup> floor Windows Lounge. The meeting was duly advertised and open to the public. Copies of resolutions approved are available at [www.anc3f.com](http://www.anc3f.com).

Commissioners Present: Dickinson  
Molod  
Kuebler  
Nemeth  
Rutenberg  
Frelinghuysen

ITEM	VOTE	KEYWORDS
Commissioner Dickinson made a motion to approve the consent agenda and the modified regular agenda.	6-0-0	
Commissioner Molod made a motion to approve the modifications to the Grant guidelines description.	6-0-0	
Commissioner Molod made a motion to approve the December minutes	6-0-0	
Commissioner Dickinson made a motion to adjourn	6-0-0	

Call to Order: 7:39 pm  
Adjournment: 9:46 pm

## AGENDA ITEMS

### **1. Approval of Consent and Regular Agendas**

Commissioner Dickinson made a motion to approve the consent agenda and the modified regular agenda.

The consent agenda includes:

- i. Approval of Slate of ANC3F Officers:
  - David Dickinson, Chair
  - Carolinn Kuebler, Vice Chair
  - Naomi Rutenberg, Treasurer
  - Andrea Molod, Secretary
- ii. Approval of ANC3F Standing Committees and their Chairs
  - Streets and Sidewalks, Bob Deyling Chair
  - Parks and Trails, Alex Sanders Chair
  - Grants, Commissioner Molod Chair
- iii. Approval of ANC3F meeting dates for 2019
  - Meetings will be held on the third Tuesday of each month, and there will be no meetings in August and December of 2019. Meeting location is at UDC, 4200 Connecticut Ave NW, in Building 38, 2<sup>nd</sup> floor Windows Lounge
- iv. Motion to pay \$25 for the ANC Security fund

The modifications to the regular agenda were the removal of the consideration of a resolution regarding the UPass WMATA discounts for students.

Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

### **2. Commissioner Updates**

Commissioner Frelinghuysen: Introduced herself to the ANC

Commissioner Nemeth: Introduced herself to the ANC

Commissioner Rutenberg: None

Commissioner Kuebler: Introduced herself to the ANC

Commissioner Molod: Reminder of continued noise complaints regarding Comet Ping Pong during band nights. Issue still under discussion with owners.

Commissioner Dickinson: Reminder of the community meeting with DDOT to discuss the implementation of the Upton St. traffic calming measures. Meeting will be held at the Burke School Library, 4101 Connecticut Ave NW, on Tuesday January 22 at 7:30 PM

### **3. Committee Reports**

Parks and Trails (Rutenberg, Dickinson): The current chair is Alex Sanders, but the committee needs a chair who lives in ANC3F. The committee hopes to meet in February after a 6-month hiatus, maybe at the Forest Hills Home. A major issue is the Soapstone Valley sewer rehabilitation. The EIS (Environmental Impact Statement) is done, and the committee is still waiting for the report to come out. DC Water and NPS still have not released the report. The committee is also looking at Hearst Park stormwater issues. There is also interest in doing citizen science work with UDC.

Streets and Sidewalks (Deyling): As to the Connecticut Ave traffic study – There is no update. There was a meeting at the end of November, where the committee saw a scope document, and was told that it would be some months before study starts. DDOT is setting up an advisory group, and ANC3F (and other ANCs effected) will take part. The committee is also continuing with the follow up on the list of 311 items – out of 250, approximately 100 are still pending after 1 year. It is not clear how to track/prioritize. Meetings of the committee are held on the 2nd Wednesday of each month, the first meeting is Wednesday Feb 13<sup>th</sup>. The location is TBD. Contact info: bdeyling@mac.com

Grants (Molod): Reminder that the next grant cycle is March/April 2019. Grant applications should be submitted at or before the March ANC3F meeting to be voted on at the April meeting. In response to complaints about the clarity on the ANC3F web site regarding the due date of grant applications, Commissioner Molod made a motion to change the vocabulary to add: “Applications are due by the date of the March/September meeting but it is recommended that they be submitted at least a week before that”. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

#### **4. Community Open Forum**

David Bardin – A few announcements for the Commission:

- 1) A new report was issued on December 13th by the President's National Infrastructure Advisory Council. The report considers the possibility of a really bad power outage (weeks, months) and the implications on communities. Mr. Bardin will be coming back to the ANC about this issue. The DC PSC (Public Services Commission) is holding a community forum on February 6th to hear about the implications for WGL (Washington Gas and Light), and will talk about the vulnerability of suppliers of electricity to WGL.
- 2) ANC3/4G is talking about the Chevy Chase Community Center, and about making it a shelter in the neighborhood in time of disaster. What about ANC3F? Should the disaster shelter location be UDC? For instance, UDC has a geothermal plant under the soccer field. ANC3F should look into this.

Q (Commissioner Kuebler): How is an emergency designation done? A: ANC 3/4G used ANC funds/expertise to put together a report. They took it to CM Cheh. A solicitation came from DGS, contact Randy Speck, Chair of ANC3/4G, about this.

Juanita Grey – UDC:

- 1) UDC classes started last week – they do not have final enrollment numbers yet
- 2) Students have moved back into the residences at 3303 Van Ness and ???? Van Ness – they are both at full capacity.
- 3) President Mason spoke at Van Ness North about UDC and the Equity Imperative (Commissioner Kuebler - residents liked it, they are trying to pass the word and the content of the meeting to residents of other buildings in the complex)
- 4) UDC is working with local buildings to advertise programs/events by posting announcements
- 5) The DC Chamber of Commerce meeting will be on January 25, time and more info TBD
- 6) A group of UDC students went to help at the U.S. southern border (14) – they will give a summary of their experience in a meeting at the UDC Law School, 5PM this Friday January 18.

Q (Commissioner Dickinson): When is the next UDC task force meeting? A: March

Theresa Cameron – VNMS (Van Ness Main Streets):

1) There was a successful popup store at 4340 Connecticut Ave NW – there were eight different vendors, it was held on three different weekends, and there were 3000 attendees. VNMS is evaluating whether they want another holiday popup next year.

2) The farmers market will begin in May, they are sending out invitations to vendors (info@vannessmainst.org).

3) VNMS is planning their Valentine's Day events.

4) VNMS is planning "ALIVE at VN" events – lectures and performances. One will be a lecture by UDC jazz archivists, also one by the Washintoniana Collection staff, and one on climate and climate change (Commissioner Molod).

5) VNMS is looking for committee volunteers. Committees are: Events, Economic Development, Zoning Issues.

6) VNMS funded the installation of new lights at Albemarle St./Connecticut Ave, Laliguras has a new sign that will be done by Digitree.

7) The Uptown Market is coming (where Soapstone Market was), there will be more prepared foods.

8) People's Pharmacy coming soon.

9) VNMS received \$1.5 million in DDOT funding to do make plans for stormwater management, and for streetscape planning.

10) Thanks to those who complained about the snow on the sidewalks in front of 4250 Connecticut Ave. As the building is in transition, VNMS Clean Team cleared the snow in the end. If you see people in the green/yellow uniforms, please thank them for this.

Q (Commissioner Dickinson): What about the homeless issue at 4250 Connecticut Ave? A:

VNMS had meeting with Bernstein Management, UDC, and the Mayors office to talk about the space and its use by homeless people. The property owner can remove them from private property, but rather than immediate removal signs will be posted asking them to leave, and on January 29 there will be a cleanup with people there to help the homeless relocate.

Q (Commissioner Nemeth): How many homeless people are living in the bays? A: Eight

Joan Shaffer – Her family lives at 30<sup>th</sup> St. NW and Albemarle St:

The neighbors are doing a traffic calming questionnaire, covering Albemarle St. NW from 29<sup>th</sup> St. to 32<sup>nd</sup> Sts NW. They noted traffic problems, ie. speeding, cut-throughs, and no sidewalk from 30<sup>th</sup> St. to Connecticut on Albemarle. They will send the results to DDOT.

Commissioner Rutenberg: This problem is endemic to lots of the cross streets.

Commissioner Dickinson: Perhaps the topic can be folded in to the Upton St meeting, as the relevant DDOT representatives will be there (this suggested was later rejected).

Ms. Shaffer said that the neighbors want to know how to help alleviate the problem. They will contact the Upton St residents to see what they did to engage DDOT.

Marlene Berlin: People on the south side of 30<sup>th</sup> St. NW are in an island, they are not connected to the rest of the street or to Connecticut Ave. Also, they need a stop sign.

Cathy Wiss - on ANC3F's Parks and Trails Committee, works for the Audobon Natural Society:

Students from Sidwell School are monitoring the water quality at Melvin Hazen Run (and streams in other ANCs). They issued a report about all these streams. Melvin Hazen has been in recent decline, and they found an eel (a sign of a healthy stream). There are a few other citizen

science projects out there. 1) A bacterial monitoring project in the Anacostia watershed. There is a hope that Soapstone and Melvin Hazen will be a part of this project. There is a sign-up list, and two training sessions in April, 2019 - one in SE DC, and one in Chevy Chase, MD. The project calls for participants to go out and collect water samples on Wednesdays or Thursdays to advise the public whether it is safe to have contact with the stream during the weekend. 2) The Isaac Walton League of America is doing a Salt Watch. Some streams are almost as salty as the ocean. Participants can go to their website and get a test kit, and can post results on the web. Commissioner Kuebler: DC Water also keeps records of salt content in water

Sharon Worthington - 2920 Upton St. NW:

Since the last ANC3F meeting they have informed the impacted neighbors of the January 22 meeting with DDOT.

### **5. Discussion of Development at 3900 Wisconsin Ave NW**

Richard Lake and Rob Wolcheski from Roadside Development and North America Sekisui House (NASH), came to ANC3F to present the plans for their development of the property at 3900 Wisconsin Ave NW. They bought the building last year. It is the former Fannie Mae complex called City Ridge. The property is 10 acres in size, across Wisconsin Ave NW from the Sidwell School.

The front building on the site has been designated historic, and they have been through the approval process for changes to that building. The entire development is a "By Right" project except for the historic preservation and one new curb cut. The development plans are important to the neighbors at McLean Gardens. The public space permit for the curb cut has already been granted. In addition, they moved one of the heritage trees on the site (to do the curb cut). They will have to relocate two more.

Roadside Development has signed a lease with Wegmans for a large store, and they are building underground parking. The Wegmans store will be below ground. The site will have 215,000 square feet of commercial space, the rest will be residential space. Some of the residential is market housing, some affordable. They designed it to be like a little village in the back of the site, with Wegmans, some restaurants, and some courtyards. They hired landscape architects. Shalom Baranes Associates are the lead architects of the project. Trini Rodriguez is designing the rooftops and courts.

At present, they are about 85% finished with the garage excavation. There was an oil spill that they will clean up by removing all the soil and replacing it.

Some history of the site: The original building was constructed in 1956, and two newer wings were built in 1962. The original building and the newer wings are the historic structure.

The developers hope to retain a significant amount of water runoff on site. They are seeking lead gold status. In addition, they are looking at renewables for sources of power.

Commissioner Rutenberg: Are you thinking about access from the development into the (Glover Archibald) park? A: it is a 40-foot grade difference from the property to the park entrance. They

are looking at enhancing the connections between the property and the park. They acknowledge that activating that space will make it safer for residents. It is near the beginning of Glover Archibald Park, and they are thinking of this development as an entrance to the park.

They are building a garage with 1300 parking spaces on site. Parking will be free for Wegman's customers for 2 hours. There will be no additional parking pressure in the neighborhood from Wegman's. Three levels of parking are below grade. They have plans for a network of roads inside to route cars. The main car access points are on Wisconsin Ave. Trucks to service Wegman's are almost always below grade. Roadside learned to do this based on their experience building malls. This allows narrowing of the internal streets to make them friendly to pedestrians.

Over the next 30 days they will continue to remove the old garage, and all the trees will be moved by then to the front lawn. Then they will start digging the hole for the new structures, which will take approximately 8 months. They are also doing the structural support for the historic building.

Q (Commissioner Nemeth): How many housing units and affordable units? A: 687 total residential units (aside from any possible in front historic building), 8% are affordable. All are rentals. If the front building is residential it will be condominiums.

Q (Commissioner Kuebler): What about connections to local schools? Pickups, etc.? A: they are not sure about connections to public schools, but they are thinking about a shuttle to Tenleytown Metro station. In addition, Sidwell School is asking for a shuttle. Q: Would you consider expanding the shuttles for seniors? A: Yes, this is being considered. Wegman's would like to see this as well.

Q (Commissioner Rutenberg): What about traffic studies? There is a new traffic light in the plan - will this slow down commuters? Will it push traffic to Connecticut Ave? A: They did a traffic study together with DDOT. They found that traffic would actually be alleviated. Previously there was 750,000 square feet of Fannie Mae office space. The movement of the office occupants was congesting traffic. Residential use for this space will alleviate the traffic load during rush-hours. Wegman's is also not adding to traffic, its alleviating it. There are some timing issues of lights, and they are working with DDOT on this. They are also adding a left turn signal. They are working with sidwell traffic engineers to control left turn lanes into this property (afternoons) and into Sidwell School (mornings). The Wegman's traffic is more on weekends.

Q (Commissioner Frelinghuysen): What about the retail space on ground floor? That also impacts traffic. A: The ground floor retail will be mostly food, and perhaps a health club. They are also talking to home fashion retailer. None of these drive lots of traffic.

Q (Commissioner Dickinson): Congratulations on all the effort on the part of Roadside Development to do community outreach with ANC3C and the residents of McLean Gardens. Requests that ANC3F stay a part of this outreach. Our interest is, in part, because Sidwell School is in our ANC. In addition a construction project is beginning soon at 4000 Wisconsin Ave, also in our ANC. A: We will do that.

Mr. Lake reminded us that they did a project in the Shaw neighborhood of the District (called City Market) and they are in contact with the restaurant owners from there. Some of them will want to come uptown and do something different at 3900 Wisconsin Ave.

Q (Commissioner Dickinson): What kinds of office residents are you expecting? A: High end, professional firms. They are still not sure what the front building will be yet. Mr. Lake thought about a hotel, but there was no interest. It may be condominiums, or offices, or a center for cultural arts. There are many possibilities. What they want is for the space to be active.

Q (Theresa Cameron): Will Wegman's sell alcohol (compete with Calvert Woodley)? A: Yes.

Q: Will there be events held on the site? A: Yes

Q (Juanita Grey): What is the timeline for the project? A: Wegman's first, in the middle building of the project in the spring of 2022.

Q (from public): What about the restaurants? They tend not to stay long. Will the new ones be more permanent? A: It is hard for restaurants - they need a lunch crowd, and there need to be enough restaurants to have the site be a destination. It is particularly hard to keep concept-driven restaurants. The landlord needs to nurture them.

Q (from public) How did you arrive at the 8% number for affordable housing? A: That is district of Columbia law, for a building by right its 8%.

Q (Commissioner Rutenberg): How did you get permission to move heritage trees? A: That is District of Columbia law. Some developers remove them and pay a fine, Roadside Developers decided to move them. They worked with DC Urban Forestry and DDOT.

#### **6. District Wine Consulting, LLC - Settlement Agreement**

Commissioner Kuebler introduced District Wine Consulting, LLC, a company just getting started, storing wine and selling it online from the Domain location at 4221 Connecticut Ave NW. They are requesting ANC support for their application for a Class A (Internet only) liquor license. Commissioner Kuebler has been in touch with the owner, Veronica Kunkel, and they have agreed to sign the Settlement Agreement.

Commissioner Kuebler made a motion to approve the Settlement Agreement and support the application for a liquor license. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

#### **7. Approval of December Minutes**

Commissioner Molod made a motion to approve the ANC3F minutes from December, 2019. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

#### **8. Q4 Financial Report**

Commissioner Rutenberg presented results from the Q4 ANC3F Financial Report. The DC fiscal year extends from October 1 to September 30. During Q4 we received our final installment of the annual DC allotment. Commissioner Rutenberg made a motion to approve the ANC3F Q4 Financial Report. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

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