

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

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



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Public Meeting – October 15, 2019
University of the District of Columbia
4200 Connecticut Ave. NW
Washington, DC 20008
Building 38, 2nd floor Windows Lounge

MINUTES

ANC 3F convened their regular meeting on Tuesday, October 15, 2019 at the University of the District of Columbia, 4200 Connecticut Ave. NW, Washington DC 20008, Building 38, 2nd floor Windows Lounge. The meeting was duly advertised and open to the public. Copies of resolutions approved are available at www.anc3f.com.

Commissioners Present: Dickinson
Molod
Kuebler
Nemeth
Frelinghuysen
Rutenberg

ITEM	VOTE	KEYWORDS
Commissioner Nemeth made a motion to approve the modified regular agenda.	6-0-0	
Commissioner Molod made a motion to approve the May and June 2019 minutes.	6-0-0	
Commissioner Rutenberg made a motion for ANC3F to support the Hillwood Museum Board of Zoning Adjustment application.	6-0-0	
Commissioner Nemeth made a motion to support the public space application at 3564 Alton Place NW application.	6-0-0	
Commissioner Rutenberg made a motion to approve the quarterly financial report.	6-0-0	
Commissioner Rutenberg made a motion to approve the 2020 budget.	6-0-0	

Commissioner Nemeth made a motion to adjourn.	6-0-0	
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Call to Order: 7:35 PM
Adjournment: 9:27 PM

AGENDA ITEMS

1. Approval of Consent and Regular Agendas

Commissioner Nemeth made a motion to approve the modified regular and consent agendas. The modifications to the regular agenda were the addition of an update from Tesoro and a resolution regarding UDC. Approval of the previous months minutes was also removed from consent and placed on the regular agenda, emptying the consent agenda.

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

2. Motion to Approve May and June 2019 minutes.

Commissioner Molod made a motion to approve the May and June 2019 minutes.

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

3. Commissioner Updates

Commissioner Frelinghuysen: none
Commissioner Rutenberg: none
Commissioner Dickinson: none
Commissioner Kuebler: none
Commissioner Molod: none
Commissioner Nemeth: Reminder about the Farmers Market at UDC.

4. Committee Reports

Grants (Molod): None

Streets and Sidewalks (Kuebler): There are a number of ongoing issues. Regarding the Connecticut Avenue Traffic Study, DDOT is getting ready to establish the community engagement process that the Commission initiated. The committee is trying to schedule a meeting with DDOT and is hoping for Monday, October 21 at 7pm in the Windows Lounge.

Parks and Trails (Nemeth): The committee is rudderless. They met last week to discuss committee makeup, function, and membership. Soapstone is important for many people. The update on the Soapstone Sewer Rehabilitation project is that the ANC submitted comments in early August based on committee recommendations. The committee also talked about other issues it could take on, such as stormwater management. DOEE programs for this may help, and bring more trees. The committee also talked about a possible change in its name and its focus to engender more interest within the community.

5. Community Open Forum

Courtney Carlson stated that it was hard to find this room. She wanted to discuss the traffic and sidewalks in Forest Hills. One sidewalk on Fessenden Street NW stops midway down the block (on the pedestrian route to St Paul's and Murch). She also wants some traffic calming measures because cars are speeding through the residential neighborhood. Commissioner Kuebler said the process is to engage DDOT and ask for a traffic calming study.

John Young lives on 3548 Appleton Street NW and wants access to the UDC tennis courts. It is one of few courts with lights. 15 years ago, they were fixed and locked. There was pushback from the athletic director some time ago, but he wants open access. Juanita Grey said they usually have a tennis club open to community. Now however they are closed since the courts are unusable and it will cost \$1 million per court to fix. Young encouraged commissioners to get details on the actual numbers because the club process is not working. He will push this point and take it up with Councilmember Cheh. He would love to see the Commission submit a resolution and perhaps take it up with the UDC Task Force at their next meeting.

Juanita Grey, UDC – Gave updates on public activities at UDC, including jazz concerts (jazzalive.org).

6. 4250 Connecticut Avenue NW

Juanita Grey from UDC spoke to the ANC about the plans for the property at 4250 Connecticut Ave NW. She said that UDC is approved to lease this property. They are now seeking approval for their final purchase plan that will go to the Council for final approval in November. Last November they signed a letter of intent to sign a broker to get retail into the space. This will happen within 7 months. The letter is with a firm called KNLB. Also, the letter says it will take 24 months or even one additional year to get the leases.

UDC is asking for a new resolution in support of the purchase at 4250 Connecticut Avenue NW. The previous resolution says that ANC3F supports the lease and potentially the purchase.

Commissioner Molod said that she thought the money was approved, so asked why a new resolution was needed? A: The purchase is a separate process.

Commissioner Molod asked why a 3 year timeframe for leasing the retail space? A: Van Ness Main Street signed the letter of intent for that timeframe.

Commissioner Kuebler asked what happened to the cafeteria? A: Said they cannot discuss, but it should be up by mid-November.

Commissioner Rutenberg said they may want some other viewpoints on why 2-3 years? Other retail has filled faster. The needs of the community should not be that hard to fill. Also, Van Ness Main Street has great luck with popups, why not consider this? A: The space needs lots of work. Fannie Mae left them in bad shape.

7. Hillwood Museum Board of Zoning Adjustment

Monalisa Johnson, Executive Administrator at Hillwood, presented the information regarding their application for a BZA adjustment. The overview of construction includes making an addition under the lower parking deck for a new collection of French and Russian art. They will also house archives with Marjorie Post's records and the history of Hillwood. The small elevator

and stairwell planned will give access from the street. They will also renovate the main museum and calling it the Dina Merrill. Ewing Cole is the architect and Whiting Turner is the contractor. The cost is \$8.5 million, \$7 million was given by the Post family they are doing a capital campaign to raise the remainder. The project is happening this fall. They will continue day-to-day operations while the project is under way.

DCRA has asked for the ANC to sign on. They came last year with the announcement of the plan. They are now asking for a DCRA permit and Meghan Hottel-Cox is asking approval from the zoning administrator for a modification of the BZA permit. The DCRA zoning administrator can ask for this modification. This is a new process. The package, submitted to Commissioner Nemeth, asks for the chair's signature of support. The modification is the approval of the new plans (the elevator).

Commissioner Rutenberg made a motion to have Commissioner Nemeth sign in support of the Hillwood Museum Board of Zoning Adjustment application.

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

8. 3564 Alton Place NW – New Application filed for driveway and curb cut

Michael Cass' client was previously seeking two curb cuts, but they were not approved. There is already one curb cut there. DDOT recommended one curb cut, the ANC did too. Public space board agreed and said it should be one curb cut only. The application was re-filed with a single curb cut (perhaps pre-approved or suggested by public space). The new curb cut allows access to two new single-family homes and will be at DDOT standards.

The owners are asking for ANC support for the single curb cut application. Commissioner Nemeth recommends we approve. Some trees are being removed, one relocated. The heritage tree is diseased according to arborists so it will be removed. The pool is being removed and in-filled. Some action was taken since the last request, such as the water being removed, but it rained again. Commissioner Nemeth said it looks fetid. They will reach out and construction will start soon.

Commissioner Kuebler asked for clarification about the process. Public Space asks for a letter of support from the ANC/Chair. The letter was not received yet, but they have received an email from TOPS.

Commissioner Nemeth made a motion to support the 3564 Alton Place NW application. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

9. Sidwell Friends Board of Zoning Adjustment

Tim Bertsinger from Perkins Eastman, Meghan Hottel-Cox from Goulston & Storrs, Steven Karchan, Construction Manager, Will Zeid (Traffic Study), and Sean O'Donnell from Perkins Eastman introduced architectural plans. They hope to bring a resolution in November to approve the BZA application adjustment request. They will be holding a community meeting sometime in early November. They will be asking for ANC approval for that adjustment. They

hope for a BZA hearing in January so a new order can be in place before the old one expires in April.

The current approved master plan adds the gym to the Upton Street building. They are proposing the Upper School be in this building (not the Lower School like the original plan stated). This plan has less construction, opens more green space (all three divisions will share that green space), and will demolish some of the existing building. After the Upper School moves into the Upton Street building, renovation starts on the other building and then the Lower School can move there.

The traffic plans call for all pickup/drop off to be done on the campus, not on public streets. There is a security need for a 6-foot fence. Now the cupola will be outside the fence (previously was inside). During school the fences will be closed. After school hours the campus will be open to the public. Fences will look like others in the neighborhood. The ANC was shown the detail of the new pickup/drop off plan. The queues will be smaller. Francis McDonald and Adam Leichtner (managing partner) came to the ANC and showed slides.

They are working with a landscape design firm and working to have the campus be a part of the Rock Creek ecosystem. They will be meeting stormwater retention requirements, i.e., stormwater management based on the disturbed area (not only on net change in impervious area). They will retain the stormwater from a new disturbed area.

They will keep all conditions from the first BZA order that will impact the neighborhoods and the only change will be to increase the cap on number of faculty.

10. Tesoro Restaurant Settlement Agreement

(no one appeared so no discussion took place)

11. Viet Chopsticks Restaurant Settlement Agreement

The Commission will vote on the Settlement Agreement next month. It is the same template as before so no reason for the owner to return.

12. Approval of the Quarterly Financial Report

Commissioner Rutenberg made a motion to approve the quarterly financial report. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

13. Approval of the 2020 Budget

Commissioner Rutenberg made a motion to approve the 2020 budget. Motion was approved with 6 voting in favor, 0 voting against, and 0 abstaining (6-0-0).

14. Other Business

Commissioner Nemeth needs to be added to the bank signature card in order to sign checks. Commission Dickinson needs to be removed.

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