

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

3F01 – David Dickinson
3F02 – Shirley Adelstein, Treasurer
3F03 – Naomi Rutenberg
3F04 – Deirdre Brown
3F05 – Andrea Molod, Secretary
3F06 – Malachy Nugent, Chair
3F07 – Patrick Jakopchek, Vice Chair



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Public Meeting – September 19, 2017

University of the District of Columbia
4200 Connecticut Ave. NW
Washington, DC 20008
Building 44, room A03

MINUTES

ANC 3F convened its regular public meeting on Tuesday, September 19, 2017 at the University of the District of Columbia, 4200 Connecticut Ave. NW, Washington DC 2008, Building 44, Room A03. 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. (NOTE: The meeting did not record properly this month.)

Commissioners Present: Dickinson
Jakopchek
Brown
Nugent
Adelstein
Rutenberg
Molod

ITEM	VOTE	KEYWORDS
Commissioner Nugent made a motion to approve the amended regular agenda.	7-0-0	
Commissioner Dickinson made a motion to approve the resolution thanking Commissioner Nugent for his service	6-0-1	
Commissioner Adelstein made a motion to approve the resolution setting ANC3F's required budgetary reserves	7-0-0	

Commissioner Adelstein made a motion to approve the Quarterly Report	7-0-0	
Commissioner Molod made a motion to approve the minutes from September's meeting.	7-0-0	
Commissioner Brown made a motion to send a letter of support for the Halloween party held by Friends of Forest Hills Playground	7-0-0	
Commissioner Nugent made a motion to adjourn.	7-0-0	

Call to Order: 7:38 pm
Adjournment: 11:03 pm

Housekeeping items before the meeting: we are streaming live. If you are watching online you can stream in questions. Also for presentations because of the livestream you can't see what is on the screen, we will post those presentations on anf3f.com. We do have a documents table at the back of the room with the agenda and materials from speakers. All documents for review are also online.

AGENDA ITEMS

1. Approval of Regular Agenda

Commissioner Nugent made a motion to approve the amended regular agenda. Motion was approved with 7 voting in favor, 0 voting against, and 0 abstaining (7-0-0).

Amendments to the agenda are the inclusion of an item of new business after the Commissioner Updates. [Later during the meeting a further amendment to the agenda was voted on and approved, to include a discussion of the Beach Drive Renovation project].

2. Commissioner Announcements / Updates

Nugent:

Commissioner Nugent announced to our community that he is moving out of area, and so is stepping down from his position as the commissioner from single member district ANC3F06 and his position as Chair of ANC3F. He conveyed his thanks to fellow commissioners, and to the neighbors for their help, and is pleased that our neighborhood is thriving.

Commissioner Nugent also gave an overview of the election process for ANC3F06. Starting October 2, 2017, anyone interested in appearing on the ballot for this election can begin collecting signatures (need 25), this lasts until October 16. At that point a 2-week challenge period ensues. At the ANC3F October meeting, Commissioner Jakopchek will announce the date/time of a special election some time in November at a special

meeting. The winner will be certified, and take his/her seat by the November regular meeting.

Dickinson:

- 1) Thank UDC for continuing to host ANC3F monthly meetings as well as the UDC Community Task Force Quarterly meetings.
- 2) DGS/DPR hosted a community meeting regarding Hearst Park Renovations/Expansion on September 14. See DGS website for additional information.
- 3) Hearst Elementary is hosting its annual E-Cycle event on Saturday, October 21st from 9-noon. See Hearstes.org or questions to HearstEcycle17@gmail.com
- 4) Buredo on Wisconsin Avenue is opening soon – intent is to limit their hours from 11 am to 11 pm.

Rutenberg:

- 1) Thanks to Ian Maggerd for his help with providing sandbags to residents.
- 2) Van Ness Barks and Brews event was a success

Jakopchek:

- 1) Congratulations to DDOT on the reopening of Segment 1 – there was a successful opening event for the public.
- 2) DPR Recreation Day, will take place on September 30, at 11AM at the Randall Recreation center. There will be live music, and they are looking for volunteers. Please go to the DPR website to volunteer.

Adelstein: none

Brown:

The Friends of Forest Hills Playground Halloween event will take place on October 22 from 10:30AM – 1PM (October 29th if it is raining).

Molod: none

3. Resolution Thanking Commissioner Nugent for his service

Commissioner Dickinson made a motion to approve the resolution thanking Commissioner Nugent for his service. He read the text of the resolution into the record.

The motion was approved with 6 voting in favor, 0 voting against, and 1 (Commissioner Nugent) abstaining (6-0-1).

4. Committee Reports

- A. Streets & Sidewalks: The committed reported in July that they were in the process of getting the survey data into a database; this is still in progress. There is need of help to get requests into 311, and they also need help getting a DDOT contact to monitor the requests. There was also a conversation about collaborating with adjacent ANCs on the issue of lane reversals, and perhaps some resolutions to study the issue.

- B. Parks & Trails: The September meeting was postponed to Monday September 25th at 7 pm at the Forest Hills home.
- C. Grants: As part of the newly instituted semi-annual grant cycle, one grant application will be heard tonight and voted on next month.

5. Community Open Forum

Juanita Grey, UDC:

- a) Enrollment this year is 4877, 2832 at Van Ness campus, 2046 at Community College, DC UP program has 147 students (scholarships for valedictorians)
- b) Murch swing space is open – students will be here until end of their academic year, and there is a 3 month grace period.
- c) Students have moved in to 3303 Van Ness St. NW and AVA Van Ness.
- d) There is a neighborhood concern and they are asking for ANC help - neighbors are throwing trash on the soccer field.
- e) Van Ness neighborhood social was big success, there will soon be a community survey.
- f) Undergraduate student government, with others, is collecting donations for Harvey/Irma relief
- g) Upcoming events: Convocation, 10AM -12 tomorrow, UDC film festival until September 23, Latino law school association discussion of DACA, Mark Moore to lecture and do a book signing on October 11, anyone interested can register online
- h) UDC task force will meet soon

Ian Maggerd - Ward 3 Liaison to Mayor's Office (ian.maggerd@DC.gov):

- a) Washington DC teachers union agreed on contract (first since 2011), it is now before the Council. The contract includes a retroactive and a future salary increase, additional benefits, and agreements on extended school years
- b) Every Day Counts initiative of the Mayor's office – the purpose is to get students in school every day. Visit attendance.dc.gov for more information
- c) The US green building council recognized DC as the first lead platinum city in the world. This was not based on plans, but on actions already taken. This was in part based on the DC sustainability 2.0 plan, Climate readiness plan, and the Mayor's action signing on to the Paris agreement.
- d) Letter from Mayor Bowser thanking Commissioner Nugent for his service was read into the record.

Theresa Cameron on behalf of VNMS:

- a) Thanks to Commissioner Nugent for his service
- b) VNMS grant with the Department of Small Business, a new grant is coming, thanks to CM Cheh
- c) Working on wayfunding/branding of Van Ness. There was a public meeting, three teams presented (part of RFQ process) – they will come to the design committee and describe their project proposals.

- d) Jazz at VN - next Thursday, Italian Pizza Kitchen outdoors.
- e) 4250 Conn Ave was purchased by Bernstein – VNMS is collaborating with them to do a retail study
- f) Barks and Brew was a success, thanks to Commissioners Rutenberg and Jakpochek
- g) New project – a grant for \$27,650 to do placemaking for Van Ness. It will culminate at the end of October. Information about it on the website or at tcameron@vannessmainstreet.org

6. Grant Application: Northwest Neighbors Village, \$750 for Printer

Commissioner Molod introduced Stephanie Chong, of the Northwest Neighbors Village, to describe the organization and the benefit of the printer they are asking for funds from ANC3F for to the ANC3F community.

Stephanie Chong:

Northwest Neighbors Village (NNV) is part of nationwide village movement, a grassroots movement for neighbors to help others age in place. NNV serves 82 members, who range in age from 55 to mid 90s, with two employees, and all else through volunteers. NNV provides transportation to day-to-day activities, technology support, yardwork, handyman tasks, visits for socialization.

NNVs budget is less than \$200K per year, 40% of which is through member support. The current printer is old, expensive to run (ink). They are asking for \$750 for a portion of the \$1000 cost of printer, the rest is from a private donor. The new printer will allow them to continue to print a large volume of information for community, the newsletter, training documents for volunteers, information about community program of help to members. NNV plans to sell advertising in the newsletter. For more information call their office, at FH of DC, 202-777-3435, or see the website: www.nwnv.org

Commissioner Adelstein – please be sure to be aware of reporting requirements, need to send us a report within 60 days. If the funds are not spent, need to send a report every 30 days. There is also an end of project report.

7. Discussion of Upton St. NW Traffic Calming

Commissioner Jakopchek introduced the subject of a calming proposal on Upton St. NW.

The Holder children have circulated a petition with a proposal to calm traffic. They are Pilar (13 years old), Sloane (10) and Apollo (7) Holder, students of Georgetown Day School, and they presented their petition to the ANC.

The problem: cars are going too fast, near Burke and Murch schools, Howard Law School, and the embassies. The Beach Drive project has increased traffic during rushhour. There is a concern for safety - lots of kids, pets. They want to change or solve the problem. They spoke to the neighbors and proposed speed bumps. They started a petition with signatures to ask DDOT for recommendations. The petition mainly refers to the 2900 block of Upton St. NW.

Commissioner Jakopchek: Have the neighbors been supportive? A: some are against speed bumps, saying they are too loud, but there may be another solution.

Marlene Berlin: whose idea was it to do a petition? A: from Pilar, Apollo: it was their idea together.

8. Discussion of the Management of the Beach Drive closure project

Commissioner Rutenberg introduced Paul Hoffman (project engineer, DDOT) who is here to talk about the plans, mostly for segments 2 and 3, which covers the stretch from Tilden St. NW to to Joyce Rd NW. In addition, DDOT is talking about traffic plans, traffic routing through Forest Hills neighborhood and what can be done to mitigate it.

Slides from Paul Hoffman -

The project is a National park, Eastern Federal Lands project, not a DDOT project. There are no other N-S roads through park, so when Beach Drive is being worked on, traffic has to leave park, so DDOT has to manage the traffic flow.

- Segment 1 just finished on August 28, and there was modified traffic flow to accomodate this segment.
- Segment 2 is starting now - Joyce Rd NW to Tilden St NW (Tilden St. NW – Broadbranch Rd. NW in 4 months, Broadbranch Rd. NW to Joyce Rd. NW in another 4). DDOT will modify signal timings, put traffic control officers out, reroute traffic to use the route from Military to Nebraska to Connecticut.
- There was a report on traffic counts before and after segment 2 started, and the conclusion is that the routing was working ok.
- Reported on "success" of coming back to normal after segment 1
- There are more adjustments to come for segment 2
- Traffic monitoring is continuing, now extending to Western/Utah/Oregon Ave.
- They will look into impact of Blagden Ave closure on the community

Commissioner Rutenberg: There is a continuous traffic jam at 36th/Fessenden and at Albemarle/Connecticut, and traffic at those two intersections is not being controlled. Commissioner Molod concurred that those are the two important problem intersections.

Commissioner Jakopcheck: There are signs at 29th and Linnean, but people are not making use of those detours.

A: Hoffman says it is hard to get more people doing traffic control - recommends we pass a resolution asking DDOT to address the intersections with repeating problems.

Commissioner Dickinson: When will Blagden reopen? A: In the spring because they are working on the bridge. Q: any air quality monitoring? A: none

From public: Andy Orlin: When section 1 of second phase is finished, will road open? A: not sure.

9. Discussion/Update of Hearst Park Renovation/Pool

Peter Nohrden from DPR is here to speak to the ANC about the project. Commissioner Dickinson introduced Mr. Nohrden and expressed thanks for the updates he gave us since we passed a resolution in April. He hopes that Peter will report on the community meeting held last Tuesday. The presentation from that meeting will be posted. Jackie Stanley from DGS was unable to be here tonight, and DGS questions will try to be addressed by Nohrden.

Nohrden: The meeting focused on what is phase 1 of the project (funding coming in phases). The funding for phase 1 is in (\$5 million), the only place a pool is recommended by arborists is in the SW corner of park, there will still be room for 2 tennis courts. They don't want to lose sight of the overall park improvements which are part of the project. There were some updates presented on what is being done with current studies in the park:

- Engineers have boring planned, will start Sept 26. They were asked by Hearst not to work on Mondays, and Stoddard uses the park after 4 pm every day. Both conditions limit the work day.
- They have already done a drain study - put camera in drains. Many are clogged, and they are working on a plan to mitigate/restore existing drains. The storm requirements from DOEE: first 1.3 inches stays on site, beyond that, runs off site in a controlled way.

Phase 1 – they want to look at the park as a whole, playground, recreation center, field, trail around, (not tennis courts). They will talk about the pool also, but the park itself is important. Again, the presentation will be posted on web site. There is also a request for the reports from the three arborists - CM cheh recommended a synthesis be done.

Commissioner Dickinson: when is next meeting? A: next month. Commissioner Dickinson invites DPR to consider making a working group to talk about the hydrology. He also recommends a community meeting about the trees with all the arborists. A: will have that meeting about the trees. Commissioner Dickinson also encourages DPR/DGS to reach out to the PTA about the lights for nighttime safety of students. A: they heard from the community about the lighting, and there is some controversy, noone wanted field lights. The response to path lights was mixed. Neighbors have to reach a consensus.

Sarah Brown - Neighbors for Hearst Park: She appreciates attention to the park, not only focusing on the pool. She hopes there will be some attention to invasive species, and the vegetative mess. This is not just a water drainage issue, but there is vegetation in areas off the path. As for the issue of the pool, Ms. Brown says that it is hard to find a hydrology study credible, that a pool will add more impervious surface. She says that a hydrology study must be done with and without a pool. As to the issue of lights, she says that lights can be turned off, so it is not an issue of whether or not to have lights. As regards the ANC3F April resolution that called for community coordination on all issues

by end of October, Ms Brown asked what do we think about being disrespected in this way? She urged us to make another resolution condemning them.

Bill Matzelevich: Has a question regarding the scope and boundaries of the project. Hearst Park is the area south of playground as far as he understood. He wants to understand if the scope of work includes that area.

Answers from Nohrden: As to invasive species, they did plan to deal with this, and will spend time on cleanup. As to the pool - as design advances they will have plans to deal with additional impervious space. Lights – they have not had good success with lights with photocells and timers. As for ANC3F’s resolutions, he conveyed apologies that the resolutions were not answered, they “dropped the ball”. He said that Jackie (Stanley) said that the responses will be ready by Friday. In terms of the boundaries of the project, Mr. Nohrden said that the southern portion is DPR, and the northern portion is confusing. The school is there, so is recreation center. Some courts there were also part of DCPS. So the northern part is a collocated site, ie., there are shared hours and management between DPR and DCPS. They plan to take care of playground, area around recreation center.

10. Discussion/Update of 3101 Albemarle

Commissioner Rutenberg: PG and Bobby Gottfried and their architect are here to show us their plans for a Planned Unit Development (PUD) application (not filed yet). They are using this as a chance to learn more and get feedback from the community.

PG Gottfried: The project was brought to them by Forest Hills Alliance. The Polish Embassy was on the verge of being sold to residential developers who had plans to destroy the house and build 5 new large homes. They (Gottfried) jumped in with plan to keep the house and build smaller homes to recoup their investment. The plan was also to create a new park near the new homes, around the existing heritage trees. The plan was to include:

- a minipark in the middle of the property
- a sidewalk on 37th St.
- other green amenities
- razing the pond, replacing it with a rain garden.
- lobbying for a crosswalk at 32nd St. and Albemarle St.

The vision was to have Rock Creek Conservancy (RCC) in the main house. They started working with them, had a letter of intent. They just heard, however, that RCC is out. The good news in this is that the neighbors were concerned about RCC events, how many, and potential noise and traffic. A draft plan submitted to the ANC shows the house being used as a single family home. A major point of discussion related to the plans has been including a(nother) single family home at 32nd St. They ask that the neighbors most affected arrange to meet with the architect and Gottfried to air concerns in the next days.

Bobby Gottfried, Christian Zapatka (architect) are here with plans for the development

of the homes to finance the project. The position of the houses was largely determined by the locations of the roots of large heritage trees, mapped out by the arborist. The position was also determined by meetings with Historic Preservation Board members to keep the footprint small and keep sightlines to the mansion. In addition, the single - family home position was determined in part by the next-door neighbor's request for open sightlines. [Gottfried- no additional curb cuts needed]

Commissioner Rutenberg - This is a PUD, so they are asking for zoning relief. They have mentioned the benefits, but what is the zoning relief? A: The zoning is now R9 (single family), they are asking for an R3 (townhomes) designation. For the single family home, they are asking for relief from the street setback regulations (asking for it to be the same as houses across the street).

Commissioner Jakopchek: How do the driveways work? For the single family home it is marked in yellow on the plans – is there a plan to use a different facade? Also, can you go over the benefit to the community (ie., is increased density itself a benefit)? A: As for the driveways – they will use the driveway that bisects the site for car access. The garages are below the terraces. Also, the materials are all the same, just shown in yellow on plan to demark the single family home.

Commissioner Dickinson: Please describe the upcoming community process? What are the next planned inputs? A: There is nothing on the calendar now. RCC pullout has happened in last week, so we need to find a time in coming days or next week to continue discussion. Q: What is the current status of the house? A: Landmarked, plans are to sell it as a single family home, but will be clear in sales contract about landmarking. Remodeling will allowed inside but no changes on the outside. Q: It will be helpful to have a written summary of the benefit to community, including green efforts. A: No solar, the heritage trees cast too much shade but will look into grey water as a option. The neighbors want them to look into improving the entrance to Soapstone Valley trail. It is DDOT not NPS who has jurisdiction there, but we will work with them to get it done. Everything other than the mansion will be governed by a homeowners association.

From public (livestream):

- 1) How many trees will be removed to build townhomes? Also: The houses nearby seem to be offset more than what you propose, is that true?
- 2) Request from Andy Orlin: Can you send final PUD application to the neighbors? Also since RCC is out and the mansion is being sold, is it possible to include in the PUD and in the transfer to a new owner the same restrictions about renting it out to a commercial entity and them having events?
- 3) J.J. Detheir, neighbor nearby: Can you share plans by email so residents can look at it in detail?
- 4) Sirius Viringheisen, neighbor: The main concern is that work has been done, but the community not consulted. Don't think its correct that 6 homes can be built of right. Also: parking is already crowded. The proposed new sidewalk is not an amenity, it increases the non-pervious area.

5) Rita Ehrendahl, nearby neighbor. PG came into our house to see the sightlines. Wants the commissioners to realize how small Appleton St is. There is already difficulty parking. The original plan was for 6 townhomes, but that “morphed” into 5 townhomes and one single family, and she is not in favor of that.

A: Will show neighbors the final PUD application filed. Will also share a pdf of the plans with everyone. The use of the house (mansion) for commercial events would require a special permit. No heritage trees will be removed. No number yet on how many regular trees to be removed. The setback – it appears to be closer to the street than on the other side of Appleton St. Parking – the problem is an old one. There is parking on site for each new house, so the development won't add to the existing parking problem on Appleton. Impervious surface – the new sidewalk and driveway will be of pervious material.

11. Discussion/Update on 4250 Connecticut Avenue

Commissioner Dickinson: Fred Underwood from Bernstein Development is in touch with UDC and VNMS regarding the plans for the building. Mr. Underwood is here to provide the ANC with an update, and to explore opportunities for future community development.

Fred Underwood: Assuming that it moves forward with UDC, they are conceptually thinking about a PUD to redevelop the building to mixed use residential/retail. They will have to ask for additional density. The plan would call for 240 units, 10,000 sq ft of retail.

This is predicated on an economic relationship with UDC. The idea would be to master lease it to UDC students. Basically it will be an apartment building. ie., if UDC doesn't renew their lease, it could still be usable as an apartment building (ie, not a dorm or residence hall).

If UDC doesn't move forward, they would retain the existing use as an office building with retail, but transform it into a “Class A” office building with high end retail, and this may or may not require a PUD.

They expect some clarity in next month or two, and will come back to the ANC in November. They will also seek out community input on what kind of retail would be in either option.

Commissioner Dickinson: Is Fannie Mae still in there? A: Yes, lease expires Jan 2019 (15 months).

Commissioner Jakopchek: The housing would be faculty and students? A: yes. Q: Possible for residential and commercial? A: That is not in the scope of what UDC wants.

Commissioner Adelstein: How many students at UDC are on the waiting list? Are there 600? A (Juanita Grey, UDC): No, its 450. Q: Will UDC decide soon? And if it fails, what is

the plan for student housing? A: Not sure. Q: Will the ANC be engaged in this discussion?
A: Hard to say when discussion will begin.

Commissioner Nugent: The building is described as an apartment building, not a dorm.
So each apartment has a kitchen? A (Underwood): Yes

Question from public: Will there be many faculty there? One per floor? A (Grey): That
will be determined later, but there may be more than one faculty member per floor, ie.,
junior faculty. They envision 10-20 faculty in the building, no more.

12. ANC3F FY2018 Budget

Commissioner Adelstein: ANC3F will enact our new reserve policy. There will be some
savings from ending our livestream broadcast that is costly, but not widely used. We
will still record the meetings for later viewing online.

Commissioner Adelstein moved that we pass the resolution setting our required
reserves.

Commissioner Nugent: Propose an amendment to the resolution – it still says
Commissioner Nugent can speak about it, should be amended to say Commissioners
Adelstein and Jakopchek.

Commissioner Adelstein made a motion to approve the resolution as amended. The
resolution passed with 7 votes for, 0 votes against and 0 abstentions (7-0-0).

13. Other Business

- A. Treasurer's Report: had few expenditures, \$80.02 for internet. \$11650.78 received
(allotment), expecting the rest of our annual allotment soon.
- B. Quarterly Report: circulated to commissioners. Move that it be approved. The
motion was approved with 7 votes for, 0 votes against and 0 abstentions (7-0-0).
- C. Commissioner Molod made a motion to approve the provisional minutes from the
July meeting. Motion was approved with 7 voting in favor, 0 voting against, and 0
abstaining (7-0-0).
- D. Commissioner Brown: Letter of support for use of FH playground for Halloween party
by Friends of FH Playground. Move to approve the letter. Motion was approved with
7 voting in favor, 0 voting against, and 0 abstaining (7-0-0).
- E. Next Meeting: Tuesday, October 17, 2017 at UDC, Building 44 Room A03

Commissioner Nugent made a motion to adjourn. Motion was approved with 7 voting in favor,
0 voting against, and 0 abstaining (7-0-0).