

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

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



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**Public Meeting – November 20, 2018**

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

**MINUTES**

ANC 3F convened their regular meeting on Tuesday, November 20, 2018 at the University of the District of Columbia, 4200 Connecticut Ave. NW, Washington DC 20008, Building 44 Room A03. 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:     Jakopchek  
                                      Dickinson  
                                      Molod  
                                      Adelstein  
                                      Sittig

ITEM	VOTE	KEYWORDS
Commissioner Jakopchek made a motion to approve the modified regular agenda.	5-0-0	
Commissioner Adelstein made a motion to approve the Q4 financial report	5-0-0	
Commissioner Molod made a motion to approve the October minutes	5-0-0	
Commissioner Jakopchek made a motion to hold a regular ANC3F meeting on December 18, 2018	5-0-0	
Commissioner Jakopchek made a motion to adjourn	5-0-0	

Call to Order:                 7:39 pm  
Adjournment:                 9:06 pm

AGENDA ITEMS

## **1. Approval of Regular Agenda**

Commissioner Jakopchek made a motion to approve the modified regular agenda. The modifications were the addition of an update from UDC COO Troy Stoval, added before the open forum, and an addition to “other business” regarding a December ANC meeting. Motion was approved with 5 voting in favor, 0 voting against, and 0 abstaining (5-0-0).

## **2. Commissioner Updates**

Commissioner Dickinson:

- a. There will be an open house on December 9 from 11AM-1PM sponsored by Roadside Development at 3900 Wisconsin Ave NW (site of future Wegmans)
- b. ANC3F co-hosted a community event about construction related to the Whittle School at 4000 Wisconsin Ave NW
- c. Related to the Hearst Park/Pool project, Matt Silivic helped organize a walk-through of the Melvin Hazen tributary to see the issues

Commissioner Sittig: None

Commissioner Jakopchek:

- a. Providing a reminder of the upcoming November 26 meeting related to the DDOT Connecticut Ave study, hosted by VNMS at their offices at 7PM.
- b. On Dec 4th at the Burke School there will be a small meeting with the residents of Upton St NW to discuss the results of the DDOT traffic calming study
- c. Announcing that this is Commissioner Jakopchek’s last meeting as a member of the Commission, the Board of Elections will announce a special election, probably in January.

Commissioner Adelstein: None

Commissioner Molod: None

## **3. Committee Reports**

Parks and Trails: No activity

Streets and Sidewalks: No activity

Grants: No activity

## **4. Update on the Status of UDC and 4250 Connecticut Avenue NW**

Troy Stoval, the COO of UDC, came to the commission to provide an update on UDC’s lease of the property at 4250 Connecticut Ave NW. He read UDC's equity imperative, in particular the statements about the role of UDC in the District of Columbia, and related it to the decisions that were made and the plans for the property at 4250 Connecticut Ave NW. He talked about the pathways to the middle class discussed by the Mayor, and the role of getting a BS or MS degree. UDC is the only public college in DC, so it is crucial to the pathway to the middle class for DC residents. UDC’s equity imperative has 3 goals, including wanting to make UDC a public model of urban higher education. For this UDC needs adequate facilities, since students decide where to go to school based on how a campus looks. Mr. Stoval related this to UDC’s plans for 4250 Connecticut Ave NW.

UDC has acquired the master lease for 4250 Connecticut Ave NW for 3 years, including parking, and then there will be an option to buy. The immediate plan is for activities that currently take place in Bldg 41 and Bldg 44 (hard to maintain the physical environment in those buildings) will move to 4250 Connecticut Ave. UDC also wants to activate the retail space, as they need it to help the attractiveness and to serve students and the community. UDC will hire a broker to help with this, but it probably won't happen until the long-term fate of lease/purchase is determined.

Commissioner Jakopchek: What is the timeline? A: There is a Letter Of Intent signed with Bernstein Management, and from there it will be ~9 months to get a broker in place, and 18-24 months before any retail is in place.

Commissioner Dickinson: You said you have a 3-year lease, and are hoping to buy - Is the permission to buy a condition to pursue the broker and commercial leases? A: No, the broker search is happening now, but we don't want to offer a commercial lease at 4250 Connecticut Ave if UDC won't control it for a long time. ie., if UDC doesn't get clarity from the DC Council to buy, there is no sense to pursue retail.

Commissioner Jakopchek: Without the purchase authorization, the building will be used for swing space? A: Yes. UDC needs the swing space, and if we can't buy 4250 Connecticut Ave, will renovate Bldgs 41 and 44.

Commissioner Jakopchek: When will the DC Council decide about the purchase? A: We will get an indication this spring.

Commissioner Dickinson: What happens to Bldgs 41, 44 if UDC buys 4250 Connecticut Ave NW? A: Bldg 41 will become an archive space, Bldg 44 will become a residence hall.

Commissioner Jakopchek: When you talk about 4250 Connecticut Ave being a front door to campus, there are some uses for retail that may be ok for college students, but not attractive or of benefit to the community. For instance, the new UDC student center has a gym, it was promised to be open to the public, but it has not happened. Given this as background, the willingness for partnership between UDC and the community on this lease is in question. A: Apologies for public access to the gym not happening. UDC wants to partner with the ANC and with the community. But they have to balance the needs of UDC, the DC Council, and the community in neighborhood.

Commissioner Jakopchek: The type of retail you have in mind – is it suited to students or to the community? A: It makes zero sense to put retail that caters only to either students or the community. Must have a balance.

Commissioner Sittig: If Bldg 44 is not a residence (ie., UDC purchases 4250 Connecticut), where is a new residence going to be? A: There are several options in play

Commissioner Molod: If UDC is not authorized to purchase 4250 Connecticut, what happens to the retail space during the 3 years of the master lease? A: Pop-ups if possible.

Commissioner Adelstein: What is the plan for 4425 Connecticut Ave NW? A: Not sure, it depends on the fate of 4250 Connecticut Ave, the idea is for retail on the ground floor. Q: any interest in buying that property? Or will UDC continue to use as swing space? A: UDC will continue to use it as mixed space.

Commissioner Sittig: What type of retail is under consideration? A: Restaurants, clothing, pet store, soul cycle, grocery store, eg.

Commissioner Jakopchek: Can you discuss the difference between renting from UDC vs renting from a private owner? A: The profit incentive is different, as there are no investors. That gives more flexibility in working with retailers. It would open the possibility, for instance, for a framing store, or since the students are present, would open the possibility of classes for UDC and for the community. UDC can try this and a traditional broker can't, as UDC has no profit motive. Commissioner Dickinson: As to the swing space - will the Eaton School swing space be there for 2 years? A: There are some challenges in this, UDC is talking to DCPS about it. The current plan is for Eaton School students to move out in the fall. Q: What about the facade of 4250 Connecticut Ave in the 6-month timeframe? A: Nothing will happen that soon.

From public: What is the ballpark cost of buying 4250 Connecticut Ave? A: Can't say, UDC will present it to the Council on December 4, and will give a copy to ANC3F once the testimony is filed with the Council. Q: What is the cost of renovating Bldgs 41 and 44? A: ~\$35 million.

## **5. Community Open Forum**

### Kali Wasenko, DC Commission on Arts and Humanities:

Here to announce the FY '18 grantees. 75 applicants received awards in Ward 3, a total of ~\$1.5 million. Read a list of grantees in ANC3F to acknowledge them.

Commissioner Dickinson: Is there one main grant deadline? A: Around the February timeframe, before that they will offer training on how to apply for anyone interested. The review panels meet all summer long and include outside experts.

Commissioner Jakopchek: How can someone become a panelist? A: Submit CV through the website.

### Peter Nohrden, DGS - update on the Hearst Park Project:

Here to update the commissioners and the community on the status of the project. They are in the permitting of Phase 1 and Phase 2. Also present are: Jamie Johnson, the project lead, Tom Wheeler the architect, and Cecilia Land.

Status:

- a. Phase 1 permits are in final review. They plan to redo the field completely, clean up various issues, beginning in February.
- b. They are talking to Casey Trees about engaging the community in all new tree plantings. This will take place in late spring.
- c. Next steps – They want to have another community meeting early/mid January
- d. The stormwater final plan is in review, will release as soon as possible.
- e. Supporting documents for the environmental impact screening will also be released soon.
- f. Traffic plan - DDOT will do a permit review, will talk about this at the next ANC3F Parks and Trails committee meeting.
- g. DGS is developing a working document (Commissioner Dickinson asked for this) with a FAQ to address ongoing questions

### Theresa Cameron, VNMS:

- a. There is new lighting at Albemarle/Connecticut Aves
- b. We should know about the Thai Pad grant soon

- c. There will be holiday popups at 4340 Conn Ave NW on Saturdays and Sundays for three weekends starting with next weekend. This along with lots of events there
- d. VNMS is working with UDC on retail plans for their buildings
- e. VNMS is meeting today with owners of Burger King, There is some interest in something new (restaurant, drive-thru)
- f. Commissioner Adelstein: How is the funding for the sculpture going? A: It is going well, VNMS is also applying for a different grant.

Juanita Grey, UDC:

- a. UDC now has second Phd program in urban leadership/entrepreneurship (with some overlap with an MS program and an undergraduate program. The first cohort is 15-20 students.
- b. UDC has a new platform for scheduling called "25 live". It updates the calendar on the website. UDC will announce this on the on listserv.

**6. UDC / WMATA Subsidies for Part-time Students**

Juanita Grey from UDC gave some background on the issue. Universities have UPASS, a metro pass for full time undergraduates. There is a \$135 fee charged to students for this program. Even students who don't get a discount (part-time, graduate students) have to pay the fee. WMATA is considering opening UPASS up to all students, but they say that part-time students who work and will use the pass to commute.

Commissioner Adelstein: Do all funds come from the fees? Would expanding this program to all students be feasible? A: Yes. All funds for the program are from the fees. Also, many students use metro a lot.

Commissioner Dickinson: What is the purpose of the program? To be green? For assistance to the students? A: A combination of all of those reasons. Q: If the DC Council needs to fund expanding the program they should.

Commissioner Jakopchek: Expanding the program will also get more cars off of our streets.

Commissioner Molod: Is it possible to get students not eligible for the benefit not to pay the fee?

Commissioner Jakopchek: We will offer a resolution about this next month. Perhaps we will ask the DC Council to make up the difference, also invite WMATA to speak about this.

Commissioner Adelstein: Can we get data on part-time vs full-time students? And on WMATA's profit with this plan?

**7. Q4 financial report**

Commissioner Adelstein gave the quarterly financial report. There is a \$90,968 ending balance. Since the end of the third quarter we have received the remainder of our annual allotment.

Commissioner Adelstein made a motion to approve the Quarterly report. Motion was approved with 5 voting in favor, 0 voting against, and 0 abstaining (5-0-0).

## **8. Approval of October Minutes**

Commissioner Molod made a motion to approve the ANC3F minutes from October, 2018. Motion was approved with 5 voting in favor, 0 voting against, and 0 abstaining (5-0-0).

## **9. Other Business**

- a) Based on items that are time sensitive, an ANC3F December meeting is needed. There are Settlement Agreements, there will be a resolution regarding 4250 Connecticut Ave, and a follow-up for the Upton St. study. The meeting date proposed is December 18th. Commissioner Jakopchek made a motion to have a normal ANC3F December meeting. Motion was approved with 5 voting in favor, 0 voting against, and 0 abstaining (5-0-0).
- b) Commissioner Adelstein gave the Treasurers Report. ANC3F closed 2018 under budget. We underspent on communication.

Commissioner Jakopchek made a motion to adjourn. Motion was approved with 5 voting in favor, 0 voting against, and 0 abstaining (5-0-0).