

ANC3E Meeting Minutes of September 9, 2004

The meeting was called to order at 7:35 PM. Commissioners Lucy Eldridge, Amy Hoang-Wrona, and Chapman Todd were present.

ANC Business/Actions:

- The Commission voted 3-0 to approve the revised July and August Treasurer's report;
- The Commission voted 3-0 to approve the Third Quarter Treasurers' report;
- The Commission voted 3-0 to approve the minutes from July 2004.

Announcements

- Commissioner Eldridge announced the details of the September 28 special meeting on the Upper Wisconsin Ave Corridor Plan (UWACS).
- Commissioner Todd answered a resident's query about the construction above the Best Buy. Construction continues.
- Commissioner Hoang-Wrona announced the Lisner Home Yard Sale

Open Forum

- Mr. Scott announced the 2004 elections and primaries and explained the voting guide.
- Mr. Steve Posniak detailed his efforts to revive the N8 Bus route with adequate service.
- John Bullock announced a lighting and beautification project grant given by DDOT. Deadline was October 1.

Police Report

Lt. Aiello announced his new email address: Robert.Aiello@dc.gov. He then gave a report on the crime in the area. In PSA 202, other than store-related offenses, crime was the number it was last year. One resident from Friendship Heights implored the police for more parking enforcement.

Discussion on NBC4's application for a special exception to continue usage of a broadcast tower at 4001 Nebraska Ave NW

NBC President presented the background on the towers. The original tower was built in 1955 and continues to be in use. In 1981, NBC4 got approval by the city to build out a 312,000 SF facility by 2000. Meanwhile, the second tower was built and NBC got a special exception to use both. The planned full expansion never happened. The present campus is 185,000 SF using the same two towers that have been in use since the early 1980's. The hearing is October 26 and NBC wants the ANC's support on the continuance of the tower. NBC is asking to continue the status quo with no usage changes, and is also requesting a community liaison for their efforts to communicate with the community.

Commissioner Todd asked to see the final application before the vote. NBC assented to giving the application before the end of September.

The Commission tabled the matter until its next meeting when all of NBC4's application material would be submitted.

Presentation by Ward 3 Transportation Planner John Bullock and Discussion of the traffic study planned for 2005

John Bullock introduced himself to the audience and detailed the upcoming transportation study. He stated that the study would last 36 weeks in May 2005. Luis Berger will be the contractor handling the study. DDOT will be coordinating with OP on the study. DDOT will have a meeting with each ANC prior to the start of the study and will have a separate meeting in October regarding the boundaries of the study. The study will look at peak hours (7-9 AM and 4-6 PM) Monday through Friday and Saturday middays.

Friendship Heights resident Marilyn Simon pointed out some inconsistencies in the Friendship Heights (FH) Transportation Study. David Frankel observed that parking violations happen after the rush hour as office workers park in the neighborhood. He also stated that there were many holes in the Friendship Heights study.

Marilyn Simon stated that DDOT could probably tap \$2 million for studies from PUDs agreed to from the Chevy Chase Pavilion.

Commissioner Todd asked about timing and scope of the study.

Commissioner Hoang-Wrona inquired about the short-term recommendations in the FH study, pointing out that almost a year has passed without any of the short-term recommendations taking effect.

Louis Wolf asked about expanding the study hours from just Saturday to Sunday as well.

John Bullock promised more information and meetings on the scope of the new study for community comment in October.

Presentation and discussion of the development that is presently Babe's Billiards by the developers and the Coalition to Stop Tenleytown Overdevelopment (CSTO)

Ralph Cunningham gave a short background on the year's work on the PUD and gave a presentation on the new appearance of the structure after negotiating with the neighbor's group, CSTO. He outlined the materials used to build the structure and stated that there will be now 1200 SF, down from 5000 SF of retail, which is very small. Units will be typically 850-1100 SF with the majority of units being one bedrooms with dens. There will be 48-49 parking spaces and purchasers will be restricted from getting Zone 3 parking stickers. The number of affordable housing units will also drop from 4 to 1. The PUD contributions will be: Janney School - \$75,000, DC Library - \$25,000; Wilson HS - \$20,000; Ft Bayard Park - \$15,000; DC Fire Department - \$47,427.

Marti Edmonson, of CSTO, presented their views. She stated that both the developers and CSTO have worked long and hard to meet a middle ground and that CSTO is happy with the majority of the changes made. She said, however, that there were still outstanding issues including:

- A construction/post-construction agreement
- Community Space that can be used by the community.

David Frankel asked why the PUD grantees were given in an ad-hoc manner and suggested that the ANC create a plan for vetting PUDs.

Allison Feeney made several comments on how the PUD process could have been better. A resident commented that the lack of affordable housing was a major problem. Another resident asked if the developers could trade off the retail for affordable housing.

Mandrake Sumners wanted to advocate for more affordable housing statutes to be added by the DC council.

Louis Wolf was interested in what the retail space might hold. The developers said that they didn't know who would rent the space.

Bruce Lowry raised concerns about the building blocking 1 _ hours of sunlight from his house.

Chapman Todd closed the discussion by saying that the Commissioners will vote at the Sept. 28 special meeting.

After ANC business, the meeting was adjourned at 10 PM.

Respectfully submitted

Amy Hoang, Secretary