



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

Meeting Minutes April 8, 2015, 7:00 pm Tenleytown Room I Embassy Suites, Chevy Chase Pavilion

The meeting convened at 7:07 PM. Commissioners Wallace, Hall, Bender, McHugh and Quinn were present.

Announcements / Open Forum– opportunity for members of the community to raise issues of concern or importance to the 3E neighborhood

Leigh Catherine Miles announced that National Police Week is looking for volunteers to donate food and beverages and to help provide meals for 300 officers and staff. Ms. Miles said that high school students who volunteer can earn community service hours.

A representative of a group of Tenleytown neighbors announced that they met with the Acting Principal at Wilson to discuss crimes committed around the school. The group is happy to share the discussion with anyone who is interested. The ANC Commissioners mentioned that they also met with the school about a month ago to discuss the problem.

David Wizenberg, the owner of Burger Tap & Shake asked the Commissioners to discuss an outstanding issue regarding the patio. Commissioner Bender noted that Burger Tap & Shake is not on the agenda but if Mr. Wizenberg wants to wait, the Commissioners will talk with him at the end of the meeting.

Alex with Serve DC announced upcoming service projects in the area, including a clean up of Rock Creek on Saturday, April 11 from 9-12. She also said that Serve DC can help other organizations get volunteers for projects.

A resident of Garrison Street asked the Commissioners to invite Pepco to come a future meeting to discuss the undergrounding of power wires and construction trucks cutting through residential streets.

Presentation by 2nd District Police

Lt Hill was unable to attend the meeting.

Initial presentation by Georgetown Day School of preliminary plans for expanded school and mixed-use development on Safeway and Maarten's lots.



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Russell Shaw, Head of School, presented GDS's current thinking regarding development of the Safeway and Martens sites that GDS recently purchased. GDS's goal is to unite their campuses and to build a revenue-generating property to support the school's financial goals.

Phil Esocoff, an architect with Esocoff & Associates, explained that the school's current proposal is that the new GDS Elementary and Middle Schools will occupy the Safeway site. A new below ground parking garage with multiple entrances and exits will connect to the existing garage. The school is looking at creative ways to keep cars off of the campus including subsidized busses for staff and students and a buddy system for older students to escort younger students to campus on public transportation.

The Elementary and Middle School buildings will be two stories (or three stories depending on the grade of the land) which will be the same height as the current High School. The plan contemplates an athletic field on top of the Elementary School which will be surrounded by fine mesh and set back from the edge in order to minimize its mass. GDS plans to move the existing curb cut from Safeway on Ellicott Street closer to Wisconsin Avenue. Other plans include green-space play areas around the school to provide a buffer for the neighbors and an athletic facility at the corner of River Road and Chesapeake Street.

A retail/residential project with two buildings is planned for the Martens site, with retail establishments planned along Wisconsin Avenue and residential entrances on 42nd Street. The two buildings would have 8 residential floors. The mixed-use project will have about 100 parking spaces per floor underground with 1-3 levels of parking, plus bike racks and storage. The vehicle entrance for the complex will be via 42nd Street. The north building will have 13,000 sq. ft. of retail space that could be used for a grocery store. GDS is considering opening up Davenport Street between Wisconsin Ave and 42nd St. for pedestrian and possibly vehicular access.

Dennis Williams, head of GDS Neighbors, a group of residents that live in immediate vicinity of GDS, noted that they have had a good long-term relationship with GDS. He urged the ANC to be closely involved since the project will be the biggest development between Tenley Circle and Friendship Heights.

A number of neighbors expressed support for the project in general but were concerned about the size and mass of the proposed Elementary and Middle Schools given its proximity to the neighbors on Ellicott and 43rd Streets. Many would like to see more detailed design renderings with elevations and sightlines for the project. Other neighbors expressed concerns about increased traffic along River Road and Ellicott Street. GDS noted that they are studying the baseline traffic in the area and will work with DDOT to



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model the traffic flow. They hope to have more exact answers about changes in traffic flow and parking garage entrances and exits in 2-3 months.

One neighbor expressed concern about the height of the residential/retail buildings. With 7 floors on the Wisconsin side and eight on 42nd Street, he said they would be larger than any other buildings in the immediate vicinity.

Commissioner Hall noted that her major concern is having multiple parking entrances and exits so that no single street bears the full burden of the traffic. She also hoped the campus will be as open to the community as possible and appropriate.

Commissioner Wallace said she hopes the GDS buildings will not be “boxes” and noted that GDS had chosen an architect who is capable of designing interesting and exciting buildings that will enliven the area. She asked if the residential/retail project will be developed at the same time and through the same process as the school or will it be a separate developer/process. GDS responded that they have hired JBG as a developer/consultant for the school but once they have an entitled project, they will probably issue an RFP for the retail/residential piece. The development and construction of the retail/residential piece may or may not be synchronous with the school’s development.

Commissioner McHugh said he would like to see the school amenities and athletic fields available to the public.

Commissioner Quinn also noted that since the area currently is a dead-zone, GDS’s plan presents an exciting opportunity to enliven the area. He noted that the green space at the corner of Ellicott and 42nd Streets needs a focus, such as a playground, to encourage neighbors to use the space. He hopes GDS will obtain green building certification and affordable housing above what is required. Commissioner Quinn seconded Commissioner’s McHugh’s point about neighborhood access to the school’s athletic facilities outside of school hours.

Commissioner Bender stated that the community would like a full service grocery store at the site and asked about the prospects for same in light of the plans presented. In particular, Commissioner Bender noted that school officials had only recently said up to about 30,000 square feet of space could be available for a supermarket, but the school now proposed to make only about 13,000 square feet available. He also asked about sustainability, and said that the school’s primary focus must be to strongly limit the number of vehicular trips associated with the school, rather than how to distribute traffic. He said that the expanded school combined with a large mixed-use project constituted by



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far the biggest project that has come to this area and would accordingly require rigorous measures to mitigate adverse impacts.

Discussion of and possible vote on resolution regarding public space application to permit outdoor seating with a retractable glass covering behind Wagshal's on Massachusetts Avenue and their application for renewal of Class A Liquor License.

The Commission considered the renewal of Wagshal's liquor license and application to the Public Space Committee to install an enclosed dining area on Yuma Street. Commissioner Bender asked if there were any concerns about renewal of the liquor license. None were raised by the public or the ANC.

Wagshal's had presented their design plans for the enclosed eating space at the ANC's February meeting. Commissioner Hall offered a resolution supporting Wagshal's public space application. The resolution passed 4-0 with Commissioner Quinn not present to vote.

Discussion of and possible vote on resolution regarding special exception for deck at 5330 42nd Street, NW

The Commission then considered the application by the owners of a semi-detached home at 5330 42nd St, NW to add a deck to the back of the house. When the owners bought the home, they demolished a small existing deck on the back of the home that was not up to code. Their preferred design for a new deck, which is supported by most of their neighbors, would preserve their existing tree and green space. However, their immediate neighbor would like to have the stairs on the side of the applicants property adjacent to the location of her stairs to allow for a privacy buffer, but that would mean the owners would lose green space and have to remove a mature tree. Commissioner Quinn offered a resolution supporting the application and the resolution passed 5-0.

Discussion of and possible vote on resolution regarding bike cut-through in traffic diverter at 44th and Harrison and a bike lane in 5200 block of 44th Street NW

DDOT has listed 44th Street as a possible bike boulevard between Western Ave and Van Ness Street. The agency recently proposed adding two cut-throughs in the traffic diverter at 44th and Harrison Streets. Some nearby residents contended that providing cut-throughs would allow cars to drive over the diverters. Some neighbors also expressed concerns for allowing the bike lane on 44th Street. Other residents spoke in support of both the cut-throughs and the bike lane.



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Commissioner Bender, who noted that the diverter is in his district, proposed adding only one cut-through as a compromise. He noted that there would be only one bike lane to connect to in any event, and that the second cut-through would require cyclists to cross a lane of vehicular traffic perpendicular to the cut-through.

A discussion took place on whether to support one cut-through or two on the diverter at 44th and Harrison. Commissioner Quinn moved to vote on a resolution to allow for 2 cut-throughs and the bike lane. The resolution passed 4-0-1 with Commissioner Bender abstaining.

Discussion of and possible vote on resolution regarding proposed overheight retaining wall and swimming pool in public space at 3815 Huntington Street, NW.

The owners of 3815 Huntington Street NW applied to put in a swimming pool and over-height retaining wall to replace an existing smaller retaining wall that is crumbling. Besides building the retaining wall up to the grade of the land, they also propose to install a swimming pool along Reno Road. About half of the pool would be in land owned by the Kovners, but treated as public space by law. The applicants contended that building the pool at this site would allow them to preserve a large tree on the property. They expressed a desire to work with the ANC to modify the design if necessary.

Commissioner Quinn noted that DDOT failed to respond to the ANC's request to clarify whether a pool may be placed in land treated as public space under any circumstances. The commissioners worked together to modify a draft resolution to seek an advisory opinion as to the permissibility of placing a pool in public space. If the Public Space Committee stated that a pool would not be *per se* impermissible in public space, then the ANC would work with the applicants on the design. The revised resolution was approved 5-0.

Discussion of and possible vote on resolution regarding application before Historic Preservation Review Board to place new retail space on part of Crate and Barrel parking lot off Massachusetts Ave.

Washington Real Estate Investment Trust purchased The Spring Valley shopping center. They would like to build a new 2-story, 14,000 sq. ft. building between the Capital One bank and Crate and Barrel and displace 17 parking spaces. The building would provide outdoor dining and retail and second floor office space. The construction would need to be approved by the Historic Preservation Review Board. Commissioner McHugh offered a resolution supporting the application.. The resolution was approved 5-0.



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Discussion of and possible vote on resolution regarding the budget cuts proposed by DCPS for Wilson High School for the 2015-2016 school year.

Wilson High School's budget was cut significantly last year and the proposed 2015 – 2016 budget will further reduce the school's budget dramatically. It is a highly regarded school that serves residents from all parts of the city. Parents are working to try to get the funding increased. Commissioner Wallace offered a resolution urging DCPS to increase Wilson's budget for 2015 – 2016 by \$900,000. The resolution passed 4-0, with Commissioner Quinn not present to vote.

Added to the Agenda - Discussion of public space and liquor license applications for Burger Tap and Shake, 4445 Wisconsin Ave.

In response to the ANC's concern about locating two TVs on the sidewalk café facing Albemarle Street, the owner, David Wizenberg, proposed placing one TV at the east end of the sidewalk café facing Wisconsin Avenue, which he stated was 73 feet away. A motion was made that if new drawings and an updated application reflecting the changes were sent to Commissioner Wallace, then Commissioner Wallace can withdraw the ANC's objection to the TVs before the Public Space Committee. The motion passed 5-0.

ANC Business

The Meeting Minutes from March 2015 were reviewed and passed unanimously.

Expenditures – Commissioner Quinn put forth a motion to issue a check for \$30.48 to FedEx for copying services and for \$418.75 to Sherry Cohen for administrative support. The motion passed unanimously.

The meeting was adjourned at 11:15 PM.

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By Jonathan Bender, Chair