



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 June 11, 2015, 7:30 pm

The meeting convened at 7:31 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

Commissioner Bender opened the meeting by observing that the evening's meeting venue required attendees to leave by 9:30 pm sharp, and he would therefore need to enforce strict time limits.

One attendee noted that the long, Tenleytown Metro station "up" escalator is frequently not working and asked the ANC to address this.

Commissioner Quinn announced that Chevy Chase Park would be closed June 15-18 from 7 AM to 3 PM for tree removal.

Commissioner Bender announced that he has been working with CM Cheh's office to seek funding to improve the Tenleytown business district, and that the DC Council, at CM Cheh's request, recently allocated money for grants toward capital improvements and a Main Streets group, as well as a Clean Team, for the area.

Presentation by 2nd District Police

Lt. Hill provided an update on crime trends in the area. He reported that this month there were two robberies without guns and this year, there have been 12 robberies to date compared to 9 during the same period in 2014. Most of the robberies involved multiple assailants who catch someone walking alone at night. Lt Hill urges residents to be aware of their surroundings. As to burglaries, there were none this month, compared to 8 during the same period last year. However, there was an increase in thefts this month. Lt. Hill noted that "thefts" include packages stolen from resident's front doors as well as items stolen from retail establishments. He suggested that people send packages to their workplace if possible.

Over the last several months, there have also been more thefts from autos. In addition, the number of auto thefts is up to three this month compared to two auto thefts during the same period last year. In almost all cases, the stolen autos were a result of people leaving their keys in their cars.



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

There has been a 6% increase in property crime so far this year.

Lt. Hill said that the police have been rolling out more traffic enforcement. There have been patrols around 42nd and Nebraska and at the intersection of 40th and Brandywine. They are also enforcing speed limits on Western Avenue.

Commissioner McHugh asked about the pedestrian accident at the intersection of Wisconsin Avenue and Veazy Street. Lt. Hill said the police are rolling out distracted driver campaigns. Commissioner Quinn asked if a ticket was issued for the driver who hit the pedestrian. Lt Hill did not know but would respond via email.

Commissioner Hall asked if the police could perform stop sign enforcement along 46th Street between River Road and Massachusetts Avenue.

Commissioner Bender asked if the police now do crosswalk enforcement programs. Lt Hill responded that there used to be a program in the 1st district. Commissioner Quinn added that the program had a small number of officers and it mostly targeted downtown.

Update by Georgetown Day School on its proposal to add a middle and lower school to its Tenley high school campus and the Tenley Safeway lot, and to build a mixed-use project on the Marten's Volvo lot.

Russell Shaw, Head of School, described the six items they have been working on since the last ANC meeting.

1. Instead of separate buildings for the lower and middle schools, GDS now intends to build a single building to house the lower and middle schools without increasing the size of that building.
2. Previously, GDS had proposed placing a 12-15 foot overhang, along 42nd Street side of the northern-most, mixed retail/residential building. Their current plan eliminates the overhang by using 4-foot bay windows on both the Wisconsin Avenue and 42nd Street sides of that building. However, the north building will still be placed 20 feet into the public right-of-way.
3. Regarding the streetscape, GDS hopes to make 42nd Street a active, lively street by including benches, trees, and a market.
4. GDS would like to eliminate/close off the southbound straight away from Wisconsin Avenue onto 42nd Street and turn the northbound "fishhook" into a two-way street. This would allow the closed-off section of 42nd Street at the corner of Ellicott Street to be converted to a pocket park. GDS presented seven design options for this pocket park: a demonstration garden with local plants; a community dog park; a wide open civic plaza; a small coffee shop with a café



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

- and kiosks similar to the ones near the Bethesda Barnes and Noble; a playground; and a skateboard park.
5. GDS proposes to create a sense of place by placing a staircase and a small plaza between the two retail/residential buildings. Robin Mosley, a retail consultant with JBG, explained that the stairs would help break up the block, which is about 800' long. Ms. Mosley also noted that GDS with the help of JBG plan to “curate” the retail space and attract a range of tenants potentially including a grocery store, dining and retail
 6. Mr. Shaw said GDS is deeply concerned about traffic management. They are still collecting and analyzing data and, he said, are committed to bringing a strong and thoughtful plan to the community.

Commissioner Wallace stated that the ANC was developing a list of principles, including sustainability, transportation, function, housing, neighborhood impact, zoning, tax impact and the relationship with developers, that the ANC will apply in assessing proposed construction projects.

The Commission did not directly address GDS' placemaking and amenity proposals, although some commissioners had previously shared concerns about them with GDS. Rather, the Commission intends to approve a letter at a subsequent meeting expressing the Commission's formal position(s)

The Commission recently prepared a letter to GDS, for consideration at this meeting that focuses on traffic management. The letter addresses shortcomings the ANC has observed to date in the GDS traffic management study and urges GDS to develop a set of enforceable rules that will successfully mitigate traffic in the surrounding community.

One neighbor asked about the size of the proposed retail/residential buildings. GDS responded that its proposed retail/residential buildings would be the same height as the property on the east side of Wisconsin Avenue, Tenley Hill, when standing in the middle of Wisconsin Ave. Mr. Shaw stated that GDS is proposing to move the allowed density from the Safeway site onto the Martens site, so that the density is on a commercial corridor, rather than into the neighborhood on the Safeway site.

Dennis Williams with the GDS Neighbors Group stated that the ANC's letter captures their concerns regarding transportation. They are also concerned about the mass of the retail/residential project. Other attendees urged GDS to have their students and staff use Metro and Metrobus to get to school. Another attendee wondered if the retail/residential buildings had sufficient parking for both residents and shoppers. Several attendees contended that the project was out of scale with the community. Susan Kimmel, representing Ward 3 Vision, noted that important details needed to be resolved but expressed support for the project. She stated, however, that Ward 3 Vision believes that



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

GDS should institute an aggressive transportation management plan. Other residents commented on the desirability of density along the Wisconsin Avenue commercial corridor and the importance of pedestrian safety.

Commissioner Wallace put forth a motion to approve the letter to GDS. The motion was approved 5-0.

Commissioner Bender noted that GDS had heard strong support for aggressive reduction of car trips from across the spectrum of the neighborhood, as well as the ANC, and that he hoped GDS would take that broad sentiment to heart.

Update by Pepco on DC Plug and Harrison Substation power line undergrounding project.

Karen Baker from Pepco and Keith Foxx from DDOT discussed the placement of pad-mounted transformers in the neighborhood. Pepco is undergrounding the most vulnerable high-voltage feeders lines and overhead transformers. However, despite the undergrounding, the electric poles will remain in the streets because they will continue to carry secondary-lines and service-lines to homes. Pepco believes the undergrounding project would start sometime in the fall of this year.

The Public Service Commission and the Office of the People's Council asked Pepco to determine whether placing some of the transformers above ground on pad-mounts would save money. The pad-mounts are about 3-feet by 4-feet and about 2.5 feet tall. They would be placed between properties about 10 feet back from the street, in an area that is public space but is regarded by most residents as their front yards. Pepco has identified 4 possible spaces in the neighborhood where the pad-mounts might work: between 4943 & 4945 Brandywine Street; between 4919 & 4923 Brandywine Street; between 4604 & 4608 48th Street; and between 4331 & 4335 Harrison Street.

Commissioner McHugh asked Pepco how much money would be saved by putting the transformer on a pad-mount instead of in an underground vault. Pepco responded that the savings was between \$2,000 and \$3,000 per transformer. Commissioner Wallace asked if there was a difference in reliability between the pad-mounted and underground transformer; Pepco replied that there was no difference in reliability. Commissioner Quinn asked if there were any rules governing what residents can do around these transformers. Pepco indicated that residents are not allowed to place anything (trees, bushes, etc.) within 3 feet of the sides and 10 feet in front of the transformers. Commissioner Hall stated that all of the proposed sites are in her district and she is certain that no one would want a pad-mounted transformer in their front yards. Commissioner Bender asked Pepco to notify the ANC of the date when the Public Space



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

Committee will consider the installation of pad-mounted transformers and also for the names of the residents affected by their installation.

Chris Taylor of Pepco gave an update on the Harrison Street Station upgrade. He reported that most of the demolition is complete. During the demolition, they found four underground storage tanks that will be removed next month. Once the demolition is complete, Pepco will install a composite wood fence along Wisconsin Avenue with bushes in front. The construction will close portion of the sidewalk on Wisconsin and the alley behind Harrison as well. They have been digging up Western Avenue and that will be repaved as soon as possible. In early July they will turn onto Wisconsin and will be working at night so as to not block traffic lanes during the day.

ANC Business

- Approval of May 2015 Meeting Minutes – Commissioner Bender put forth a motion to approve the May meeting minutes. Commissioner McHugh seconded the motion. The motion was approved 5-0.
- Approval of Second Quarter 2015 Treasurer’s Report – Commissioner Quinn put forth a motion to approve the treasurer’s report. Commissioner Bender seconded the motion. The motion was approved 5-0.
- Approval of expenditures – Commissioner Quinn put forth a motion to approve payments of \$575 to Sherry Cohen for administrative support and \$46.44 to FedEx for copying services. Commissioner Bender seconded the motion. The motion was approved 5-0.

The meeting adjourned at 9:24 PM.