



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 July 9, 2015, 7:30 pm

The meeting convened at 7:37 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

An attendee asked if draft resolutions could be posted to the ANC website for review by constituents before each meeting. Commissioner Bender replied that the resolutions are not finalized until the day of the meetings. The attendee also asked if the meetings could be live-streamed for constituents that cannot make it to the meetings. Commissioner Quinn replied that it costs \$4000 to set up live streaming. Commissioner Bender suggested that attendees could use the Periscope App to broadcast the meetings.

Ian Maggard, the Ward 3 Liaison from the Mayor's Office of Community Relations and Services (MOCRS) announced that the Sale of Synthetic Drugs Emergency Act of 2015 would be signed into law on July 10. He also announced that the city will be launching Alley-Palooza in which eight alleys in each of the eight wards will be replaced over the course of 8 weeks.

Another attendee stated that a raze notice was posted on a neighbor's home and asked what involvement the ANC would have with it. Commissioners Bender and Quinn explained the ANC receives copies of raze notices but is not asked for input unless it is a historic property or a variance is required for the building that is to replace it.

Presentation by 2- District Police

Commissioner Quinn asked Lt. Hill about the stabbing that occurred on the Metro on July 4th. The suspect in the stabbing was arrested on July 2nd in Friendship Heights after he allegedly threatened and attempted to rob a man on Wisconsin Avenue. The Second District police arrested him, but after arraignment he was released and subsequently killed the man on the Metro.

Lt. Hill introduced Commander Gresham to the ANC who was asked about his priorities by Commissioner McHugh. Cmdr. Gresham replied that he is a strong supporter of community policing. Commissioner Bender asked if Lt. Hill is doing the work of two lieutenants since he is currently responsible for two PSAs. Cmdr. Gresham replied that he expects some personnel to be promoted soon to Lieutenant and, at that point, he hopes to be fully staffed. Commissioner Hall asked if they regularly assign officers to foot patrols.



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Cmdr. Gresham said, not on neighborhood streets away from Wisconsin Ave., However, officers are assigned to cars are not prohibited from parking their vehicles and patrolling on foot.

Lt. Hill reported that since the June ANC meeting, there were no homicides, arson or sex abuse in ANC3E. There were two assaults with a deadly weapon, a knife in both cases. Burglaries are down 43% but the ones that occurred are concerning because the suspects broke windows to get in instead of gaining access through unlocked doors or open windows. Theft from autos are down 25%, but associated with the thefts from autos are auto thefts. He again reminded residents to not leave keys in their car. Overall crime was up 11% in PSA 202 this month.

Commissioner Quinn asked if Lt. Hill had details about the recent accidents in which two pedestrians were killed. Lt. Hill indicated that he is awaiting information from the Major Crash Unit. Commissioner Quinn also asked if the officer assigned to the retail area along Wisconsin Ave. in Friendship Heights can also perform other policing duties such as traffic enforcement. Lt. Hill said that the police officers assigned to the retail stores have made a number of arrests and they are trying to get more resources in the area.

Commissioner Hall asked if MPD could assign police officers to be positioned near neighborhood schools interacting with the kids when schools reopen. Lt. Hill said that MPD does try to have good relationships with the schools and has officers assigned to Deal and Wilson along with a footbeat officer who visits Janney.

Commissioner Bender asked if the police can work on crosswalk enforcement. Commander Gresham stated that if ANC and/or residents send suggested intersections, they will try to do enforcement there.

Also with regard to traffic, Lt. Hill stated that they have issued 150 warnings to motorists at 42nd and Nebraska for improper turns and they are trying to staff the intersections of 42nd and Albemarle and Albemarle and Ft Drive.

Update by Georgetown Day School on building architecture and managing traffic associated with its proposed construction of a middle and lower school and a mixed-use project in Tenleytown.

Russell Shaw began by announcing that GDS will put off filing their PUD until after the September ANC 3E meeting. They hope to open a unified campus in the fall of 2020.

In discussing the school's draft traffic management plan (TMP), GDS asserted that the traffic impact on the neighborhood will be minimal except during student drop-off and



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pick-up.. During the peak morning drop off time all queuing for drop-off and pick-up will be on GDS property. GDS may provide a carpool bypass lane, offer a Kiss & Ride program, bicycle racks along with showers and lockers, and electric car charging station, and screens to display Metrobus and Metrorail information. In addition, GDS is considering a morning shuttle to connect the Bethesda, Friendship Heights and Tenleytown Metro stations with the campus. They plan to subsidize use of Metrorail, encourage the use of the free DC One card for Metro buses, arrange a buddy system for older students to commute on public transit with younger students. Finally, GDS discussed offering incentives to bike/walk to school on certain days. GDS will provide information about these programs as part of orientation.

They will use a staggered school dismissal with walkers, bikers, Metro and bus users getting out of school early. Students who live within a mile of a Metro station but drive to school would be charged a premium for parking unless they arrive or leave campus in a HOV. They will provide ride matching services for people who request them. The same policies will apply to staff. To implement the TMP, GDS will monitor trip generations and mode splits and will adjust and enhance the program as needed.

GDS reported that DDOT just this week asked the school to consider opening Davenport St to vehicular traffic. They do not have those drawings yet.

GDS presented renderings of the 42nd St. and Wisconsin Ave. streetscapes. The retail/residential buildings are anchored by two restaurants. GDS plans to permit public access to the land where the Davenport steps would be in exchange for a comparable area of publicly-owned land on 42nd St. on which the north retail/residential tower will partially sit.

Commissioner Wallace reminded GDS that the school has not responded to the ANC's letter asking for the detailed TMP, more details on the sustainability of the project, and the City tax impact of the development, specifically, whether the mixed-use building will be removed from the tax rolls. The ANC's letter also asked GDS to be more transparent about its plans. The ANC has not received answers to these requests/questions from GDS.

A resident stated that he is concerned about the proximity of the school buildings to his home and his neighbors' homes on 43rd Street. He asked if GDS will step back the second and third floors of the school building to minimize the impact of the buildings. GDS architect Phil Esocoff replied that GDS has been working on the design of the façade to make the buildings appear as small as possible and plans to articulate the buildings, mimicking the look of row houses. In other projects, they found that stepping back the floors made the building look bigger.



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An immediate neighbor stated that their family spends a great deal of time in their backyard and worried that they will be looking at the wall of the school. Mr. Shaw replied that they will try other designs. Commissioner Bender asked if GDS can present all of the designs they come up with to the community because something GDS thinks might not work, might be something the community likes.

One resident asked why DDOT wants to turn the steps into a street. GDS replied that DDOT wants to keep the grid connected. Commissioner Bender noted that if Davenport St. was opened to traffic, GDS could close off the vestigial strip of 42nd St. between Davenport and Ellicott, which would open exciting possibilities for a substantial pedestrian-centered amenity such as a park. GDS is still studying the Davenport issue with DDOT. They are unsure of the feasibility due to the steep grade.

A resident asked why GDS believes they have a right to build a nine story retail/residential building. GDS stated that it expects to use the PUD process to take the density from the Safeway site and move it to Martens site and that the retail/residential units are to scale with the Wisconsin Ave. corridor. Rooftop to rooftop the retail/residential buildings and Tenley Hill are the same height.

Another constituent expressed concern about the entrance onto River Rd. on the ground that the street backs up during the morning and evening commutes. GDS is continuing to study that through their demand management plan and they believe DDOT will want an access point there.

An attendee asked if GDS plans to put a Capital Bikeshare station on River Road, and GDS indicated that is looking into it.

One attendee said that, in his opinion, placing density on top of the Metro is the right thing to do from the standpoint of the broader community, sustainability and livability. Perspectives. He would also like more retail, more activation, and more shared spaces in the neighborhood.

Another attendee felt that GDS is missing the opportunity to build a great campus. He felt the architecture or landscaping look haphazard and is worried Tenleytown will be another Tysons Corner.

An immediate neighbor on Ellicot St. said she is not ready to accede even to 65-foot high buildings and wants the residentiil buildings limited to 50 feet, which is the matter of right limit for the site.



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A Tenley Hill resident asked if GDS would guarantee that GDS' enrollment will not increase, there would be no more buildings and the green space in the current proposal would remain. Commissioner Bender clarified that it sounded like this constituent was asking if GDS would put a conservation easement in the PUD to protect the green space in perpetuity, which Commissioner Bender stated is occasionally done in development projects. Mr. Shaw replied that he did not want to tie the hands of the Head of School 100 years from now.

One attendee asked about GDS' plans for summer camps in the future. Mr. Shaw replied that while GDS has designed or planned around future summer camps, he can imagine GDS will have some summer programs. He noted that camp populations are significantly smaller than school enrollment and GDS can stagger start times to address any impact from the camps. The attendee then asked about the number of units in the residential buildings. Mr. Esocoff replied that they plan on putting in 340 units and the average unit size will be 700 sq. ft. The attendee expressed skepticism that so many units could fit on the footprint GDS planned to build.

Commissioner Wallace is concerned about the variety of units in the residential buildings and wants the units to be large enough to accommodate a variety of family types. She also expressed concern about the impact that opening Davenport and potentially closing 42nd between Ellicott and Davenport would have on traffic flow. Commissioner Wallace hopes the ANC can join in the discussion with GDS and DDOT about the opening of Davenport St.

Commissioner Quinn noted that GDS's TMP has a lot of carrots but not many sticks. He went on to ask if GDS considered transitioning the school to a more local student body so that they didn't have students driving in from the outer suburbs. GDS replied that they give local students extra points during the admission process. Commissioner Quinn asked if GDS could formalize that policy. He stated that he supports more density on Wisconsin Ave but hopes GDS will consider stepping the building down toward 42nd street like Tenley Hill did with the townhouses on 41st St. He noted that the 340 units GDS proposes to build is 100 fewer units than in previous proposals. Finally, Commissioner Quinn asked GDS to provide renderings of the view from Ft Reno looking down Davenport St and noted that he would prefer pedestrian access on Davenport, not cars.

Commissioner Hall agreed with most of Commissioner Quinn's comments and noted that, in her opinion, GDS' current plans have improved and have taken community input into account.



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Commissioner Bender stated that he does not have a problem with the density *per se*, but is concerned that the traffic impacts may be unacceptably high and the placemaking amenities unacceptably low. He wants to see the TMP for the mixed use building. The ANC has asked for enforceable restrictions in GDS' TMP and has not really seen any, he said. Public transit use at the high school is currently 11%; in their current TMP GDS estimates they can get to 13% of their students using public transit. Thirty years ago when GDS moved into the neighborhood they projected that (conservatively) 45% of students would use public transit. The current low transit numbers are not consistent with GDS' statements/values/missions. If this development isn't done well it will harm prospects for future development in the community. Commissioner Bender went on to say that any amenities given to the neighborhood in exchange for the development have to be significant and he does not believe the steps are significant and has a hard time believing that 42nd street will be vibrant when one side is devoted solely to GDS. He likes the idea of turning 42nd between Davenport and Ellicott into a park. He does not have strong feelings about a 65-foot high retail/residential building vs. one that is 90 feet if the projects burdens are appropriately minimized and benefits appropriately maximized, but Commissioner Bender would like to see more design options. If GDS can lower the buildings and maintain the same density, he thinks GDS could make some members of the community much happier while not making other members unhappy.

Commissioner McHugh asked if GDS can this be the last item of each meeting so the ANC can get through all other items first or do special meetings for GDS. He asked if GDS can analyze whether a left turn could still be made from the fishhook at 42nd St. onto Wisconsin Ave or if a light would be needed to to that.

The commissioners drafted another letter to GDS about their concerns about the development. Commissioner Wallace put forth a motion to approve the letter to GDS with some changes to the tax section. Commissioner Quinn seconded the motion. The motion was approved 5-0.

Discussion of and possible vote on resolution opposing Pepco's installation of pad-mounted transformers on the public space portion of residents' yards.

At the June meeting, Pepco had provided an update to their DC PLUG program stating the Public Service Commission and the Office of the People's Counsel had asked Pepco to investigate using pad mounted transformers as cost-saving measure. Pepco identified four sites in ANC 3E as candidates for these boxes. The application to use these transformers has to go before the Public Space Committee.

Commissioner Hall proposed a resolution opposing the use of pad mounted transformers noting that the \$2000/per unit savings associated with using pad mounted transformers is



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zeroed out by the aesthetic, landscaping and unfair burden placed on just a few homeowners. Commissioner Bender seconded the motion. The motion was approved 5-0.

Presentation regarding the availability of funding to launch a Main Street program in Tenleytown and the work of business and ANC representatives to establish a Tenleytown Main Streets nonprofit.

Commissioners Bender and Wallace introduced the Tenleytown Main Streets Program. Mary Cheh included a grant program of up to \$200,000 in the 2016 DC budget to start a Main Streets Program in Tenleytown. The program will allow for a full-time executive director, and related programs will afford access to clean teams, litter and snow removal, tree maintenance, grants to improve store facades, etc. Commissioners Wallace and Bender are forming a non-profit organization, Tenleytown Main Streets, to organize the local businesses and apply for the available grants. Grant applications are due by October 2.

Bill McLeod, Executive Director, Historic Dupont Circle Main Streets spoke about his organization and experiences. The idea behind the Main Streets approach is to apply the shopping mall strategy to main street areas. Each Main Street program follows a four point approach involving first, organizing local businesses; second, promoting the area to shoppers, investors, potential businesses and property owners; third, promoting a cohesive design through signage, landscaping, art and public spaces; and fourth, economic restructuring to create a balanced sustainable commercial mix.

An attendee asked what are first three things Tenleytown should address. Mr. McLeod replied the area needs to work with the clean team, talk to DDOT about streetscape, and promote neighborhood serving retail.

Commissioner Hall stated that this is just what the neighborhood needs.

Commissioner Quinn asked about unifying the architecture of the neighborhood. Mr. McLeod suggested we embrace the building uniqueness and unify the area via sidewalks, streetlights, banners, benches, etc.

Commissioner Bender asked why the Dupont Circle Main Streets did not use a sliding scale membership fee. Mr. McLeod stated that they tried to but it was too complicated. They do recognize that there are different ways to participate in the program. Some businesses cannot donate cash but can provide services or items to events sponsored by the group.



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Discussion of and possible vote on two resolutions regarding pedestrian safety on Wisconsin Avenue

Commissioner McHugh began by stating that pedestrian safety has been on our minds for a long time but came to a head when someone was killed at Wisconsin Ave. and Veazey St. a few weeks ago. The DC Pedestrian Master Plan recommended the city put in a Hawk signal and to move some bus stops to discourage people from crossing in unsignalized crosswalks. Commissioner McHugh drafted a resolution requesting the city implement the recommendations in the Pedestrian Master Plan, install hawk signals where necessary. Commissioner McHugh put forth a motion to approve the resolution. Commissioner Bender seconded the motion. The motion was approved 5-0.

Commissioner Wallace cited a study completed by DDOT a few weeks ago regarding traffic safety along Wisconsin Ave between River Road and the Whole Foods driveway. The study proposed a few modest safety improvements to the area. Commissioner Wallace proposed a resolution urging DDOT to consider other additional measures that have been suggested in the past to further protect pedestrians. Commissioner Wallace made a motion to approve the resolution and Commissioner Hall seconded the motion. The motion was approved 5-0.

ANC Business

- Approval of June 2015 meeting minutes – Commissioner Hall put forth a motion to approve the May meeting minutes. Commissioner Bender seconded the motion. The motion was approved 5-0.
- Approval of Third Quarter Treasurer’s Report – Commissioner Quinn put forth a motion to approve the treasurer’s report. Commissioner McHugh seconded the motion. The motion was approved 5-0.
- Approval of expenditures – Commissioner Quinn put forth a motion to approve payments of \$525 to Sherry Cohen for administrative support and \$43.82 to FedEx for copying services. Commissioner Bender seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 11:31 pm.