



## **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 September 9, 2015, 7:00 pm**

The meeting convened at 7:03 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**

No announcements or issues were raised during the Open Forum portion of the meeting.

#### **Presentation by 2<sup>nd</sup> District Police**

Lt. Alan Hill from the 2<sup>nd</sup> District provided an update on crime trends in the area. He began by reporting that MPD has switched to a new reporting system and that at the moment, the police are not able to produce crime statistic reports he usually uses for the ANC meeting. Hill talked about the series of Robberies with Guns that took place in PSA 201 and 202 on Labor Day, September 7. The police moved units and license plate readers around the district to stem the attacks and try to identify the perpetrators. They believe that the perpetrators were displaced from other, more violent areas of the city, when police cracked down on crime in those areas. Burglaries and thefts from autos are down in our area. These types of crimes are hard to interdict. He stressed not leaving valuables in sight, using alarm systems and not leaving keys or valuables in cars.

An attendee asked about traffic enforcement Yuma St near Janney Elementary School. Lt. Hill responded that he is assigning Officer Spears back to the area around Janney and bringing Yuma St back into the rotation for traffic enforcement.

Another attendee reported that they had problems last year with Wilson High School students. Lt. Hill responded that the police patrol the neighborhood before and after school and have a truancy van patrol the neighborhood during school hours. Wilson HS has teachers go out into the neighborhood after school to try to prevent the students from getting into trouble.

Commissioner Wallace asked what efforts the police are taking to enforce traffic regulations along Wisconsin Ave between Albemarle and Brandywine Streets. Lt. Hill responded that Officer Spears will be assigned to the area between Janney and GDS, along Wisconsin Ave. during the day.

Commissioner Quinn asked Lt. Hill about general traffic enforcement in PSA 202. Lt. Hill responded that they have been working on enforcement in a rotating fashion, but they are short on personnel and occasionally have to move officers to other duties. Commissioner Quinn then asked if there were any updates on the two pedestrian accidents over the summer. Lt. Hill responded that the accidents are being handled by the Major Crash Unit. They don't give updates unless criminal charges are filed and that in both cases, speed was not a contributing factor.



## **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](http://www.anc3e.org)

Commissioner Hall asked Lt. Hill to include the northern part of the PSA (Western Ave. and Fessenden St.) in their traffic enforcement patrols and thanked him for increasing the numbers of footbeat officers in the area. She also asked about fights at Deal Middle School and if the police were involved in breaking it up. Lt. Hill responded that the police are working with Deal MS and they monitor social media to find out about issues before they escalate.

Commissioner McHugh asked if Cmdr. Gresham has introduced new community policing practices. Lt. Hill responded that community policing has many different meanings and implementations and Cmdr. Gresham is very receptive to community ideas.

Commissioner Bender asked for clarification about regulations for drivers proceeding through the flashing Hawk light at Ingomar St. Bender noted that crime in the area seems to be down and thanked Lt. Hill for his help. Bender then noted that Lt. Hill is to be honored at the Second District MPD Citizen's Advisory Council awards ceremony. Lt. Hill concluded that he welcomes comments and concerns from the community. His email address is [alan.hill@dc.gov](mailto:alan.hill@dc.gov).

### **Presentation of and possible vote on grant application from the Lisner Home for support of Zoo Day**

Ward Orem, CEO of Lisner-Louise-Dickson Hurt Home presented a grant request to support their annual zoo day. It is an intergenerational event that showcases the art programs at the facility and is open to residents of the home, their families and the entire community. They are asking for a \$1400 grant to help fund the event on October 3<sup>rd</sup>. The event is co-hosted by Northwest Neighbors Village and Friendship Children's Center.

Commissioner Quinn stated that he has volunteered at the event for 7 years and disclosed that he has a child in the Friendship Children's Center, a co-host of the event. Commissioner Bender reminded Mr. Orem that the normal policy is for the request to be presented one month and voted on the next month. Given that the ANC did not hold a regular meeting last month, they would make an exception in voting on the request today. Commissioner Quinn made a motion to approve the resolution supporting the grant and Commissioner Bender seconded the motion. The motion was approved 4-0. Commissioner Hall was not present at the time of the vote.

### **Presentation of and possible vote on grant application from the 2nd District MPD Citizens' Advisory Council for plaques to honor outstanding law enforcement personnel.**

Leigh Catherine Miles presented the grant request from the Second District MPD Citizen's Advisory Council to the ANC. They will be hosting an awards banquet on September 30 at 6:30 PM at Maggiano's Little Italy to honor law enforcement officers and civilians in the Second Police District who have done an outstanding job combating crime in the district. They are asking ANC 3E for a grant of \$750 to help pay for plaques they will be awarding at the banquet. They are also applying for a \$750 grant from ANC 3F.



## **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](http://www.anc3e.org)

Commissioner Bender noted that the initial grant request was heard informally at the August ANC-sponsored Main Streets presentation, as there was not a regular August ANC meeting, and this was in essence the second hearing for the grant request. Bender made a motion to approve the resolution supporting the grant and Commissioner Wallace seconded the motion. The motion was approved 4-0. Commissioner Hall was not present at the time of the vote.

### **Presentation by Iona Senior Services of grant application to support of publication of Iona's Resource Guide for senior-related services**

Diane Greenspun presented the grant request from Iona Senior Services to the ANC for a grant for \$2500 to help cover the cost of printing their resource guide. The resource guide provides a comprehensive list of both for-profit and non-profit service providers in the area. Iona provides copies of the guide to senior citizens for free and it costs \$25,500 to print. Iona is asking for support from all of the ANCs in Ward 3. To date they have received \$2500 from the Rotary Club and \$2000 from Poor Roberts Charities.

Commissioner Quinn asked if there is an electronic version available. Ms. Greenspun replied that the guide is available online but many they serve do not have access to computers and others like to have hard copies. Commissioner Bender asked how Iona makes copies available to people in the community. Iona provides copies to targeted audiences such as hospitals, libraries and community centers and deliver copies of the guide to people who request them. A vote on the request will be taken at the next ANC meeting.

### **Discussion of and possible vote on resolution providing relief to District Taco from "chain store" restrictions on commercial tenants at Tenley View**

Paul Milstein, Vice President of Douglas Development, provided an update on the status of Tenley View. They are completing work on the interior of the building and waiting for Pepco to remove the overhead electrical service before they can work on completing the exterior. They expect to finish construction by Thanksgiving. The PUD order for Tenley View has a requirement that no chain with five or more stores in DC can come into the development without permission from the ANC. Douglas Development sought out District Taco for Tenley Hill and this would be their 4<sup>th</sup> restaurant, with more planned. Osiris Hoil, the co-founder and CEO of District Taco, gave a history of the company. They are a fast casual restaurant and currently have 280 employees, up from one, Mr. Hoil, who started out operating a food cart after losing a job in construction, and they like to employ local residents and provide their employees with a career not just a job. They would very much like to be a part of the Tenleytown community.

Commissioner Quinn asked if they would serve alcohol. Mr. Hoil replied that they do serve beer. Quinn then asked if it is the kind of store that HS students would frequent. Mr. Hoil replied that he believed they would be able to provide healthy, affordable snacks for kids after school.

Commissioner Bender, noting that he had heard from several constituents that they were excited by the prospect of District Taco coming to Tenleytown, made a motion to approve the resolution supporting an



## **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](http://www.anc3e.org)

exception for District Taco and Commissioner Wallace seconded the motion. The motion was approved 4-0. Commissioner Hall was not present at the time of the vote.

### **Presentation regarding redevelopment of Super Fresh site**

Will Lansing, Principal at Valor Development spoke about their plans for the Super Fresh site. The property is currently under contract with Valor Development and they would like community input on the project. Mr. Lansing presented early stage conceptual drawings of a mixed retail residential development with underground parking to show a sense of scale for what they envision. The building would have approximately 200 housing units, a plaza with tables along Yuma St. and 4 above-ground stories along 48<sup>th</sup> St. The development might have a grocery store such as a Harris Teeter. Mr. Lansing contended that large grocery stores have many expensive requirements. If the community did not want a large development, they would need to rethink their plans. The current zoning for the site is C-2-A.

An attendee asked how many floors they would like to build. Mr. Lansing replied that they would like to have a 5-6 floor development. For reference the current AU Law school is 6 floors. Another attendee asked about the anticipated timeline for the development. Mr. Lansing replied that it would take a minimum 2-3 years to complete construction. A third attendee stated that they were worried about the volume of cars. Mr. Lansing replied that they are at very early stages of the design process and will be working hard to address traffic concerns.

Commissioner Quinn asked if they could break up the massing of the buildings, make it more pedestrian friendly. Commissioner Hall noted that the community has waited a long time for development at the site and thanked Mr. Lansing for coming to the meeting. Commissioner Bender also thanked Mr. Lansing for coming and asking the neighborhood for its input on density and amenities, but suggested that in future presentations the company should outline more fully what kinds of additional amenities it could offer the community in exchange for more density.

### **Presentation by Georgetown Day School of plans for expanded school and mixed-use development on Safeway and Maarten's lots in advance of GDS' PUD filing in October.**

Mr. Shaw, Head of School at GDS begin by discussing their traffic management plan. Under GDS' current plans, the new campus will have 3 entrances to the campus (the main entrance will be via Davenport St. with additional entrances off of River Rd. and Ellicott St.) that will all lead to a connected, underground parking garage. In response to ANC input, the school would implement a policy that allows students to get to school in one of four ways: walking/biking to school, use of public transportation, use of a new school bus system, or in 2 or more student carpool. The parking garage would have 180 parking spaces, more than needed on school days and allow for ample parking for special events at the school. The retail/residential development would have one parking space for every two apartments and 45 parking spaces for the retail stores. GDS would like community input on community amenities. Suggested amenities include, "Ellicott Park," a weekend farmers market, and others.

Phil Esocoff showed updated designs for the development which included reduced height retail



## **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](http://www.anc3e.org)

residential buildings, designs for the lower/middle school building including an 8' glass fence around their roof-top field with a taller net they can raise to catch balls. The small space at the corner of Ellicott St. and Wisconsin Ave (what GDS calls "Ellicott Park") might have rocks for kids to play on year-round and a splash fountain for kids to play in in nice weather.

Phil Feola discussed the zoning process. The PUD application would be filed during the first part of October. The application will undergo city, agency, community and ANC reviews. A public hearing would roughly occur in April. In a separate process requiring legislative approval, GDS would ask the city to close the public alley into the Safeway parking lot from Ellicott Street, upon which GDS would build part of its Lower Middle School, and Davenport Street west of 42nd. GDS would also ask to be able to build on its mixed-use project on a 20-foot wide strip of public land along 42<sup>nd</sup> St (this strip would amount to roughly 5000 square feet) In exchange, GDS would open up the "Davenport Steps" to the public. Both processes will take about a year to complete.

Kate Berenson of the Wisconsin Ave Gateway Group (WAGG) addressed the meeting. WAGG would like to see the compliance language in the GDS student contract regarding the GDS' currently-proposed TMP and is concerned about traffic to the school cutting through neighborhood streets. The DC Comprehensive Plan says Wisconsin Ave. should be a gateway into the city emphasizing low- to mid-rise buildings. WAGG does not believe the retail/residential buildings fit these criteria. Finally, WAGG opposes the use of public space along 42<sup>nd</sup> street in exchange for the Davenport Steps.

A number of attendees expressed varying views of the density of the retail/residential buildings. Some were disappointed that GDS is making the buildings smaller and some thought the buildings are still too tall. Others asked for lower buildings along 42<sup>nd</sup> St and/or more setbacks. Mr. Shaw replied that there is a belief that density close to the Metro allows for neighborhood vibrancy and will support the mission of the school by allowing GDS to reduce tuition charges more than would a less-dense building

Some attendees expressed concern about increased traffic adversely effecting people walking to Janney in the morning and causing backups along River Rd. Mr. Shaw replied that they will stagger the drop off times by division to distribute the traffic. GDS believes they could fit in a left turn lane for southbound River Rd traffic entering the GDS garage and would work with the timing of traffic lights along River to help with traffic flow. Other residents urged GDS to look beyond the immediate footprint of the school and address traffic that might go further out into the neighborhood as a result of this development.

A question was asked about GDS's plans for summer camp use of the campus. Mr. Shaw replied that they have far fewer children using the buildings during the summer and they would work with any camps that use the building to develop an acceptable traffic plan.

One resident asked about traffic flow at the intersection of 42<sup>nd</sup> St and Wisconsin Ave. The current plans include a light at that intersection that would allow southbound traffic from Wisconsin Ave to turn right onto 42<sup>nd</sup> St. and northbound traffic on 42<sup>nd</sup> St to turn right (south) onto Wisconsin Ave; no left turns would be permitted either in to or out of 42<sup>nd</sup> Street..



## **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](http://www.anc3e.org)

Commissioner Wallace stated that she would like to hear from the community about what amenities are lacking what residents would like to see.

Commissioner Quinn asked about green building elements planned for the project. Mr. Esocoff replied that they would like to achieve Gold LEED Certification and are including other green initiatives that won't count toward LEED certification. Commissioner Quinn challenged them to reach for Platinum Certification. As part of the community amenities package, Quinn asked GDS to allow community use of the playgrounds when the school is not using them and a programmable space for tweens. Quinn likes the direction GDS is taking with the traffic plan and urged GDS to draw on a more local student population to reduce traffic to the campus. Shaw replied that GDS policy is to draw on students from areas throughout the region. Quinn stated that he thinks this is an appropriate size project for this site and regrets that GDS reduced the height of the buildings.

Commissioner Hall hopes to see more green spaces and places to congregate along the Wisconsin Ave. corridor. She also likes the traffic plan and noted that the ANC is holding GDS to a higher a standard than the rest of the community as the public schools do not have traffic management plans.

Commissioner McHugh is not opposed to the density of this project and thinks it is reasonable. McHugh looks forward to working on the amenities package.

Commissioner Bender asked GDS to determine if a 3-student carpool would allow GDS to not have a net increase in car traffic coming to the campus. Bender further challenged GDS to eliminate the carpool option to the campus in the next 10 years. Bender noted that GDS did not present traffic projections from the retail/residential buildings at this meeting, and he is skeptical of GDS' statements that the traffic to those buildings will be less than the current traffic to Safeway. Bender asked GDS to open up the campus to River Rd to allow community use of the play space. Regarding the trade of public space, Bender thinks GDS needs to compensate the city for building over the public space off of Ellicott St as well as the 5000 square feet along 42<sup>nd</sup> Street and does not believe the Davenport Steps are a good trade for this property. Furthermore, he would like GDS to explore making the northern section of 42<sup>nd</sup> St a pedestrian only thoroughfare and opening Davenport Street between Wisconsin and 42<sup>nd</sup> Street. Bender concluded by stating that he is not opposed to the density sought *per se*, but he believes GDS' plans do not yet confer sufficient community benefits and reduction of community burdens for him to support the project.

### **Discussion of and possible vote on special exception application for relief from side yard setback and nonconforming structure requirements to build an addition to a one-family house at 4108 Garrison Street, NW**

Andrew McCallum is one of the homeowners of 4108 Garrison St. They have an existing extension on the side of their house that has been there for about 90 years. They would like to further extend it to the back of the house (about 3 feet) and build an addition above it as well. It is a non-conforming lot and they need an exception for their plans. The next door neighbors on either side of the property have written letters in support of the project.



## **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](http://www.anc3e.org)

Commissioner Quinn made a motion to approve the resolution supporting the addition and Commissioner Hall seconded the motion. The motion was approved 5-0.

### **Discussion and possible resolution on proposed regulations requiring homeowners and businesses to clear their sidewalks of snow.**

In December the DC Council passed legislation requiring property owners to clear snow from sidewalks and curb cuts within the first 8 hours of daylight after a snowfall ends. The regulations include fines for property owners that fail to clear their snow. Commissioner Quinn believes the fines are too low and some property owners might pay the fine rather than hire someone to clear the snow. The new regulations waive the fines for homeowners over age 65 and do not allow for increased fines for repeat offenders. Commissioner Quinn wrote a resolution asking the city to consider a system of graduated fines for repeated non-compliance, encourage senior citizens to register for the volunteer Citizen Snow Removal Team.

Commissioner Quinn made a motion to approve the resolution and Commissioner Bender seconded the motion. The motion was approved 5-0.

### **ANC Business**

- Approval of July 2015 meeting minutes – Commissioner Bender put forth a motion to approve the July meeting minutes. Commissioner Wallace seconded the motion. The motion was approved 5-0.
- Approval of expenditures - Commissioner Quinn put forth a motion to approve payments of \$693.75 to Sherry Cohen for administrative support, \$64.22 to FedEx for copying services, for \$1407.51 Lisner Louise Diskson Home for their grant and \$750 to 2D MPD CAC for their grant. Commissioner Bender seconded the motion. The motion was approved 5-0.

The meeting was adjourned at 11:17 PM.