



## **ADVISORY NEIGHBORHOOD COMMISSION 3E**

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

### **MEETING MINUTES**

**NOVEMBER 12, 2015**

The meeting convened at 7:35 PM. Commissioners Wallace, Hall, Bender, McHugh and Quinn were present.

#### **ANNOUNCEMENTS / OPEN FORUM**

Kit Arrington asked ANC3E to provide a letter supporting the 2016 Tenley Tiger Run. The commissioners voted unanimously to provide such a letter.

Commissioner Bender announced there would be a community meeting regarding the proposed Pepco/Exelon merger on Monday, November 16, at Assembly Hall, 4901 Connecticut Avenue NW.

Council Member Mary Cheh's new legislative counsel, Travis Nembhard, introduced himself and said he would be following events in ANC 3E.

Ian Maggard, the Mayor's community liaison for Ward 3, encouraged residents to sign up for the Citizens Snow Team which organizes neighborhood volunteers to shovel snow for older residents who are unable to do this task themselves.

#### **PRESENTATION BY 2<sup>ND</sup> DISTRICT POLICE**

Lt. Alan Hill said that, overall, the crime rate in PSA 202 was consistent with seasonal figures. However, he mentioned two unarmed robberies that the 2<sup>nd</sup> District was investigating. The first incident occurred at 49<sup>th</sup> Street and Western Avenue where the perpetrator approached the victim from behind, pushed the victim down and stole a phone. The second incident also involved theft of a phone; a cabbie was dropping off a fare and the perpetrator opened the cab's front passenger seat and stole the cabbie's phone.

Lt. Hill also noted that Lord & Taylor was experiencing shoplifting and encouraged residents to be especially careful heading into the holiday season. A resident asked Lt. Hill if MPD was seeing thieves using keyless remote devices to capture the frequency of car fobs. He said they weren't and noted that some auto manufacturers had issued recalls to reprogram fobs.

Commissioner Hall said she had just recently heard that some young people were able to gain access to the roof of the old SuperFresh building. Lt. Hill said he had no information about that but would investigate.

Commissioners also asked about officers patrolling on foot or on bikes and Segways. Lt. Hill said that Segways were not as popular now as they had been in the past; many of the officers who had been

trained on Segways were retiring and other officers were switching to foot or bikes. MPD recently received a grant to buy more mountain bikes.

A commissioner asked about the stabbing that occurred on Monday at the Tenleytown – AU Metro. Lt. Hill said MPD didn't have any information about the incident, probably because the incident was handled by Metro Police.

Several commissioners and attendees asked Lt. Hill to increase and/or restore traffic enforcement at several hot spots including the intersection of River Road and 42<sup>nd</sup> Street, River Road and Fessenden Street, Ward Circle and Massachusetts Avenue.

### **TENLEY WINTERFEST GRANT REQUEST**

At their October meeting, the Commissioners heard a grant request from Tenley WinterFest for \$890 and now invited Jane Malhotra, representing the Tenley WinterFest Committee, to discuss WinterFest and describe how the grant proceeds would be used.

This year, WinterFest will run from November 27 – December 5 and will include both familiar events such as the Yeti Hunt and Janney Market, and new events including Tenley Gets Lit which has both literary and illumination aspects. Ms. Malhotra indicated that the funds would be used for advertisements, posters and flyers.

Upon motion duly made and seconded, the ANC approved a grant in the amount of \$890 by a vote of 5-0-0.

### **PROPOSED BIKE LANES AND CAPITAL BIKESHARE EXPANSION**

Commissioner Quinn introduced three bike-related resolutions. One resolution was in support of DDOT's proposal to install bike lanes on 39<sup>th</sup> Street NW between Albemarle and Van Ness Streets and a second resolution was in support of a DDOT proposal for a lane on 44<sup>th</sup> Street NW between Jenifer and Harrison Streets. The third resolution was in support of the DDOT's proposal to install Capital Bikeshare stations at Jenifer Street and Wisconsin Avenue and at 48<sup>th</sup> Street and Massachusetts Avenue.

An attendee observed that the placement of bike lanes seems somewhat random and asked whether DDOT has a strategic plan for installing and connecting bike lanes. Commissioner Quinn agreed that there are gaps in the bicycle grid but explained that opposition in some neighborhoods and on some streets frustrates DDOT's desire to build an integrated network. Thus, DDOT builds what it can, when it can.

Another resident said that the ANC deserves thanks for supporting creation of additional bike lanes in 3E and encouraged residents to lobby DDOT if they want more bike lanes installed.

Another attendee said some of the streets with bike lanes are dangerous and urged the ANC to support the installation of stop signs. Commissioner Quinn agreed to amend the 39<sup>th</sup> Street resolution to encourage DDOT to consider installing stop signs and improve sight lines

On motion duly made and seconded, the Commissioners approved the two bike lane resolutions (items 4 and 9 on the agenda) by a vote of 5-0-0 and separately a motion was made and seconded to approve the Capital Bikeshare resolution which also passed by a vote of 5-0-0

## **APPLICATION FOR SPECIAL EXCEPTION FOR PROPOSED ADDITION AT 4308 47<sup>TH</sup> STREET NW**

The architect for the owners of 4308 47<sup>th</sup> Street NW did a brief presentation on the proposed addition to the home. One of the adjacent neighbors voiced her strong opposition to the proposal. The applicant indicated that they did not believe they could make any changes that would satisfy the objecting neighbor and did not wish to delay the application and were prepared to proceed even without the support of their neighbor or the ANC. Members of the ANC raised concerns that that it was not clear that all the required relief was detailed in the application, and also noted that the neighbors' lives together would be less stressful if they could somehow come to an amicable resolution rather than engage in a legal contest. After some discussion, the applicants agreed to join the ANC in requesting that the hearing on the matter be postponed to afford more time for the neighbors to seek an agreed resolution, and to clarify the extent of the zoning relief needed. Commissioner Hall moved passage of a resolution to this effect, and the resolution passed unanimously.

## **VALOR DEVELOPMENT: PROPOSED MIXED-USE DEVELOPMENT AT 4330 48<sup>TH</sup> STREET NW**

Will Lansing, representing Valor Development, provided an update on their plans to develop the former SuperFresh site. He noted this was merely an overview and that Valor will return soon to discuss design, affordable housing and other key issues.

Valor understands that the neighbors want a full service grocery and light neighborhood-serving retail outlets to be part of the development. Valor plans to build approximately 250 housing units and 60,000 – 70,000 SF retail space which would include 40,000 SF for a potential supermarket. In response to a question, he said that Valor has talked to several large supermarket companies but, since the discussions are very preliminary, he wasn't able to disclose names. However, Valor is talking to "name brand" companies that Lansing said will please residents.

Jack Borman, BKV Group, used drawings to illustrate several points. The site will be porous to encourage pedestrian and bike access to and through the site. For example, Valor plans to widen the alley off Massachusetts Avenue to allow access by pedestrian and vehicular traffic. On the east side, plans include access to the project along "Windom Way" which would be an extension of Windom Street.

Several residents shared their questions and concerns. One stated that the Comprehensive Plan favored low density in the neighborhood and argued that the scale of the proposed buildings is out of proportion to the Colonial style residences of AU Park. Another resident asked if Valor would do an environmental review. Mr. Joe Bous, another member of the Valor team, said, yes.

A third resident asked when Valor had identified the site as a possible location for development. Mr. Lansing said Valor had been watching the site for several years, and while Valor does not own the land outright, it has an option to buy and the right to apply for a Planned Unit Development. He added that a large mixed-use project could be developed by right. According to Mr. Lansing using a PUD benefits Valor by allowing them to build slightly higher than by right and also benefits the community by giving them a voice in the design and project features. Moreover, the higher density allows the developer to include a large supermarket and additional parking which would not be economically feasible with lower density.

In response to a question, Mr. Lansing said they have not decided whether the residential units will be rental or condos and noted that the market will drive that decision. A resident said she preferred condos because rental units are more likely to be occupied by AU students thus causing the building to resemble an AU dorm.

Others also expressed concern about traffic from the project clogging nearby streets. One resident pointed to the dangerous chokepoint at the Exxon station and asked Valor to work with DDOT to straighten out that intersection.

Valor anticipates the units will have 1,000 – 1,200 SF and will include 2- and 3-bedroom units. In response to a question, Mr. Lansing said 10% of the units will be affordable (didn't catch at what percentage)

There was a question about AU's plans for the current law school building. The understanding of the Commissioners and attendees was that after Washington College of Law moves to its new building at Tenley Circle, the Massachusetts Avenue building will be used as classrooms and offices.

#### **GEORGETOWN DAY SCHOOL PROJECT UPDATE**

Russell Shaw said he understood that GDS has not yet satisfied the ANC or neighbors on traffic, and indeed had made mistakes in the process, but he pledged to continue to work with stakeholders to get it right.

A range of attendees spoke both in favor of and against the proposal. Those against the proposal raised issues such as compliance with the comprehensive plan and traffic burden associated with the development. Those in favor of the development raised issues such as increased vibrance and public space associated with the development.

Several commissioners noted that they had concerns about the imbalance between the taking of public space and the scope of zoning relief requested on the one hand, and, on the other hand, the benefits and harms associated with the project with regard to issues such as traffic, amenities and affordable housing.

Commissioners also spoke about the apparent lack of porosity in the school portion of the PUD, the adverse impact of possible extended vacancy of the Martens site, and construction impacts. Commissioners, noting GDS had promised "reasonable use" of certain facilities by the public as a PUD benefit, likewise opined that clear and binding agreements should be put in place specifying the public's rights and responsibilities with regard to such facilities.

Commissioners noted that they did not oppose the buildings proposed density *per se*.

One commissioner praised GDS for its progress. Other commissioners stated that although they want the project to succeed and believe it ultimately will, they could not support it at present; nevertheless, they hoped that through continued work with GDS they would ultimately support the project.

Commissioner Wallace proposed the ANC approve a letter to GDS regarding the mix of housing unit sizes and affordable housing. Commissioner Quinn expressed reservations about the letter's premise and conclusions. Following discussion, Commissioner Wallace withdrew the letter noting that the ANC can and should discuss a broad range of amenities.

## **DDOT PROPOSAL TO ADD TWO CAPITAL BIKESHARE STATIONS**

See above

### **ANC BUSINESS**

Approval of the October 2015 minutes. Chairman Bender moved to accept the minutes of the October 7, 2015 minutes which were approved by a vote of 5-0-0

Approval of expenditures. Commissioner Quinn made a motion to approve the following expenditures: \$456.25 to Sherry Cohen for invoice #9, \$69.72 to FedEx Office for copying costs and \$890.00 to the Janney PTA for the previously approved Winterfest grant. Commissioner Bender seconded the motion. The expenditures were approved by a vote of 5-0-0.

Approval of the Treasurer's Report for first quarter 2016. Upon motion duly made and seconded, the Commissioners approved the Treasurer's Report for the 4<sup>th</sup> quarter of 2015.

The meeting was adjourned at 11:55 pm.