ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
CHEVY CHASE WAKEFIELD FORT GAINES

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
https://anc3e.org

RESOLUTION IN OPPOSITION TO THE PUBLIC SPACE APPLICATION BY SQUARE 1596 PARTNERS TO INSTALL TWO NEW CURB CUTS ON THE 4400 BLOCK OF TINDALL STREET, NW

WHEREAS:

1. Square 1596 Partners (the developer) of the former Swedish Embassy residence property at 3900 Nebraska Avenue NW including 4426-4429 Tindall Street, NW, , proposes to create 12 single family homes on the 4426-4429 property and substantially renovate the property at 3900 Nebraska;

2. The developer proposes to create two new curb cuts on the 4400 block of Tindall Street, NW at each end of the proposed development to enable vehicular access to a private alley along the rear of both sets of proposed homes;

3. The plan for development of 3900 Nebraska and the land at 4426-4429 Tindall Street is largely unobjectionable and includes several landscaping plans reflecting requests from adjacent neighbors to retain green space and heritage trees and reduce traffic along minor side roads adjacent to the property;

4. Currently there are no sidewalks on either side of the 4400 block of Tindall Street NW;

5. It is the District Department of Transportation's (DDOT) policy that there be sidewalks on at least one side of every street[1];

6. DDOT has set an objective to reach zero fatalities and serious injuries to travelers using t he city's transportation infrastructure by the year 2024 through more effective use of da ta, education, enforcement, and engineering in its Vision Zero initiative;

7. The plans shared with the ANC and neighbors do not appear to show public sidewalks, walkways between the proposed homes and the street or a formal walkway from the homes located on the back (north) side of the proposed development to Tindall street all of which would be in the public space regulated by the Public Space Committee that will consider this application.

[1] chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://nacto.org/wp-content/uploads/2016/05/2-6_DDOT-DDOT-Sidewalk-Installation-Guidelines-and-Policy_2015.pdf

NOW THEREFORE BE IT RESOLVED:

ANC 3E opposes this application unless the developer takes the following steps:

1. Constructs sidewalks and tree boxes consistent with DDOT's standards on the north side of the entirety of the 4400 block of Tindall Street NW as well as walkways connecting all 9 homes proposed to front on Tindall Street to these new sidewalks.
2. Separate or delineate the sidewalks with a safety barrier or differentiated paving materials from the alley utilizing both proposed curb cuts to create pedestrian connectivity and safe passage options from the 4 proposed homes on the north side of this property as well as any homes that might be proposed and constructed in the future.
3. The developer commits to provide quarterly updates to ANC 3E and the community regarding the project and to share contact information for on-site supervisors who can respond in real time to any construction or parking related concerns.

ANC 3E authorizes Commissioners Ali Gianinno and Tom Quinn to testify or submit or reply to any filings on behalf of the ANC at any proceedings connected to the above-referenced application.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on July 25, 2023, at which a quorum was present, with Commissioners Bender, Carney, Cohen, Denny, Ghosh, Gianinno, and Quinn in attendance.

ANC 3E

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by Jonathan Bender
Chairperson