

MINUTES
ADVISORY NEIGHBORHOOD COMMISSION 3F
NORTH CLEVELAND PARK/FORREST HILLS/TENLEYTOWN
PUBLIC MEETING

Wisconsin Avenue Baptist Church
3920 Alton Place, N.W.
Washington, D.C. 20016
April 21, 2003

1. CALL TO ORDER [7:30 pm]

Chair Wiss called the meeting to order and, finding Commissioners Kessler, Perry, Maudlin, Bardin, Bernardi and Dennis to be present, declared a quorum.

2. AGENDA [7:31]

The proposed agenda [attached] was moved by Commissioner Wiss and seconded by Commissioner Maudlin. Commissioner Perry offered an amendment, which was accepted, to add a public space application for 4301 Connecticut Avenue (the Van Ness Center), received at the last minute in the ANC office. The agenda was approved as amended.

3. MINUTES [7:32]

Minutes of the March 17, 2003, meeting were approved, on motion of Commissioner Maudlin, seconded by Commissioner Bardin. 7-0-0.

4. ANNOUNCEMENTS [7:35 pm]

A. Commissioner Kessler announced that he is working toward a date for a meeting between The Washington Home and neighbors to review TWH's revised parking and landscaping plan. THW representative Linda Grigsby explained that this plan has not yet gone before the Board of TWH (having cleared only its Design Committee) and will be shared with the neighbors after Board approval and before submittal to the BZA.

B. Commissioner Perry announced a meeting on the Connecticut Avenue Traffic Study – tentatively scheduled for 7:00pm on June 3, in the Social Room, Van Ness South, 3003 Van Ness Street, N.W (assuming the consultant's second draft is available week of May 19 as planned).

C. Commissioner Maudlin reported that the National Park Service has finally come up with a draft management plan for Rock Creek Park and draft EIS which the ANC will take up at its May meeting. The NPS draft sets out four alternatives: (a) enhanced management; (b) no action/ no changes; (c) reserving for bicyclists at all times certain roads now limited to non-motorized traffic on weekends; (d) limiting such roads from 9:30 am to 3:30 pm on weekdays (as well as all times weekends). The NPS's preferred alternative is (d). The NPS will hold a public information meeting on May 20 and a public hearing on May 22 at UDC.

D. Commissioner Bardin reported that the Big Band jazz festival will take place at UDC Auditorium on Monday, April 28, 8 pm.

E. Commissioner Bernardi reported a bike ride on Saturday April 26 from 1 to 4 pm starting at Tenleytown Metrorail station to identify bicycle commutation routes. For the latest updates, see www.bikemap.com/dcbikeplan or contact Jim Sebastian, DC Bicycle Program

Manager at jim.sebastian@dc.gov (202) 671-2331. To sign up for the rides contact Eric Gilliland at gill@waba.org (202) 628-2500.

F. Commissioner Wiss reported that a copy of the NPS Environmental Assessment for cell towers in Rock Creek Park is now in the ANC office and puts forward three alternatives: (a) leave towers as is inside the Park; (b) same as (a) plus study bird migrations; and (c) move towers outside but near to the Park.

G. Linda Grigsby of TWH introduced Jocelyn Hulbert and Steve Teitelbaum who announced that the annual hospice walk to increase awareness and raise funds for community hospices will take place Saturday, May 17, from 9 am to noon (starting and ending at TWH, with both 1 km and 5 km options), followed by a Family Fun Fest. For more info: 202-895-0158 or jhulbert@thewashingtonhome.org or www.thewashingtonhome.org for on-line registration.

H. Jill Diskan, Ward 3 Service Coordinator, reviewed focus group schedules for the Wisconsin Avenue Corridor small area planning process. Focus groups for two of the sub-areas will take place April 22 from 7-9 pm at Embassy Suites for Western Avenue to Harrison Street and on April 23 from 7-9 pm at Tenley Hill for Harrison to Chesapeake Streets. Focus groups have not yet been re-scheduled for the two remaining sub-areas: Chesapeake Street to Tenley Circle and Tenley Circle south to Rodman Street.

5. OPEN FORUM [7:49 pm]

A. Ms. Diskan announced that Ward 3's initial participation in the Great American Clean-up went well, with the next cleanup being on May 10 at Deal Junior High School in conjunction with an anti-graffiti campaign and the MPD's operation fight back. Torrey Androski is taking a lead role.

B. Marvin Tievsky, president of the Friendship-Tenley Citizens Association, called attention to jonquils planted at Tenley Circle and cared for by American University.

C. Doug Wunderlic announced that the first Tenleytown House and Garden tour will take place Sunday, May 4, from 1 to 5 pm. Tickets are on sale at St. Ann's Church.

6. MPD SECOND DISTRICT REPORT [7:53 pm]

Although no MPD representative was present, Lt. Aieollo had provided to Chair Wiss the attached information for crimes during the calendar month of March within the boundaries of ANC 3F (a first for the Second District).

7. TENLEY-FRIENDSHIP BRANCH LIBRARY AT 4450 WISCONSIN AVENUE [7:55 pm]

Commissioner Wiss moved, and Commissioner Kessler seconded, the attached resolution [Res 03-07] and distributed a letter from Corporation Counsel dated April 4, 2003. Commissioner Wiss, who is At-Large Member of the Friends of the Tenley Library, advised that the City's December 2002 RFP had elicited 12 bids (covering reconstruction of this library and three others) by the end of January 2003. Speaking in support or partial support of the contracting process and of going forward to award a design-build contract were Bruce Lowrey (4117 Brandywine), former ANC Commissioner Martha Saccocio (3723 Brandywine) speaking as president of Friends of Tenley Library, Marvin Tievsky (3810 Warren), president of Friendship-Tenley Citizens Association, Phil Barringer (4609 38th Street), Tenleytown Neighbors Association, and Kathryn Ray (4440 Windom Place), manager Tenley Library. Commissioners Perry and Maudlin expressed doubts as to a process which will select a contractor first and only

afterwards give the neighborhood input into the detailed design. The motion carried, 5-0-2 (Commissioners Perry and Maudlin abstaining).

8. PROPOSED PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT FOR 4600 BRANDYWINE STREET, CORNER WISCONSIN AVENUE [8:34 pm]

Commissioner Wiss introduced Nicholas J. Principe and Anthony H. Harrigan, III, Managing Directors of IBG Partners, L.L.C. which is planning to apply to the Zoning Commission to allow development of a parcel at Brandywine and Wisconsin (in ANC 3E, with which IBG has already met) to a greater height and density than the present C-2-A zoning would allow as of right (i.e., 50 feet high; F.A.R. [= floor-area ratio] of 2.5). They introduced Paul Tummonds, Esquire, of Shaw Pittman, and Ralph Cunningham, of Cunningham + Quill Architects, PLLC.

Tentative plans are for a high rise, mixed use building, 65-feet high (plus a set back penthouse for mechanical equipment), with 3 "affordable" and 39 "market" condominium units of 1 bedroom (20 units, of 800-1000 square feet) and 2 bedrooms (22 units, of 1200-1400 square feet). Their present plan is to seek a map amendment to C-2-B and a PUD with a F.A.R. of 5.0 and a height of 65 feet.

IBG have discussed "amenities" preliminarily – mainly with representatives of Janney PTA and also with Friends of Fort Bayard Park for a possible dog park there.

Neighbors who questioned aspects of the proposal included Henry Guyot (4108 30th Street), John Saunders (4715 32nd Street), Louise Novitch (3558 Albemarle), and Bruce Lowrey (4117 Brandywine), who said that the parcel had twice been down-zoned.

Commissioner Kessler suggested donation to the Tenley Library be considered as an amenity. Commissioner Perry expressed concern that once it had a map amendment IBG might further increase the height beyond 65 feet and asked whether IBG would consider a condition of approval with the neighborhood. She also pointed out that the zoning regulations require IBG to add provisions for a loading dock and delivery zone for moving vans, and that no valet parking was in the plan. Commissioner Dennis questioned having porches overlooking Wisconsin and Brandywine, observing that similar porches overlooking Connecticut seem hardly ever to be used. Commissioner Wiss asked whether the outdoor space given to porches might be consolidated into a common roof terrace and suggested a larger open space along the street at the corner, a more varied facade and streetscape along Wisconsin Avenue, and softening the rear building line (which would stand high above River Road and the neighborhood).

9. FINAL PLANS FOR ONE HOUSE AT 2800 CHESTERFIELD PLACE [9:15 pm]

Commissioner Maudlin reintroduced the principals in American Master Works, Rick Tanenbaum and Aric Moore. Mr. Tanenbaum said they planned to file for one building permit with DCRA within a week and would do whatever is necessary to comply with DC zoning regulations for that permit, but he could not answer questions about the zoning. He promised to supply a copy of the application to Commissioner Maudlin for the ANC and to have counsel John Farmer, who was not present, phone Commissioner Bardin to clarify who in Corporation Counsel's Office the developer believes has overruled DCRA on rescinding the erroneous subdivision. Peter Halle (2801 Chesterfield Place) urged the ANC not to support this application and George Clark (4525 28th Street) questioned why AMW plans to save a fraction of the foundations. Given the imminence of the planned application and past exchanges with AMW and DCRA regarding zoning regulation issues (as to subdivision and as to front, rear, and side yards)

applicable to this project, on motion of Commissioner Maudlin, seconded by Commissioner Perry, the ANC agreed to go on record with DCRA, pointing out each of the zoning issues, right after the application is filed. 7-0-0.

10. RAZE PERMIT APPLICATIONS FOR 3017 & 3031 GATES ROAD [9:37 pm]

Commissioner Maudlin explained that the applications involved the "tenant house" (still owned by the Browns) and the pool house (owned by the Jewish Primary Day School), that he wanted to make sure there was no community opposition before moving not to object, and that neither application involved the historic Owl's Nest building, also at 3031 Gates Road. John Saunders, Vice President of the Forest Hills Neighborhood Alliance stated that organization's support for the applications. On motion of Commissioner Maudlin, seconded by Commissioner Bardin, the ANC voted not to object, 6-0-1 (Commissioner Perry abstaining). The ANC agreed to copy the Historic Preservation Office on the letter to DCRA.

11. SHERIDAN SCHOOL REQUEST FOR CONTINUANCE OF BZA HEARING [9:46 pm]

Commissioner Kessler moved, and Commissioner Wiss seconded, approval of a letter supporting the Sheridan School's request for a continuance to September and requesting that the hearing follow the ANC's September meeting. Commissioner Perry moved, and Commissioner Maudlin seconded, an amendment that would have asked the BZA to delay a hearing date further, so as to allow the ANC a full 30 days to review and comment after the School filed its final submission to the BZA. The amendment failed, 2 (Commissioners Perry and Maudlin in favor) - 3 - 2 (Commissioners Bernardi and Dennis abstaining). Thereupon the underlying motion carried, 5-1 (Commissioner Perry) - 1 (Commissioner Maudlin).

12. 4301 CONNECTICUT AVENUE PUBLIC SPACE PERMIT [9:55 pm]

Commissioner Perry explained that the request for a public space permit (concerning benches, lighting, and trash receptacles at the Van Ness Center) had come so late to the ANC office that seven days' notice to the public was impossible for this meeting. On motion of Commissioner Perry, seconded by Commissioner Bardin, the ANC agreed, 7-0-0, to request an extension of time to comment after the May meeting (by which time Commissioner Perry expects to have been in touch with management of the Van Ness Center).

13. ANC 3F'S BYLAWS [10:00 pm]

Commissioner Kessler moved, and Commissioner Wiss seconded, an amendment to Article IV, Section 9(d) regarding the cosigning of checks or withdrawal from ANC accounts to read:

d. Cosigning Checks and Other Withdrawal Documents: The Treasurer shall with the Chairperson cosign all checks or withdrawal orders from any ANC account. In the absence of either or when one of them is also the payee, any other officer on any account's respective signature card may cosign.

On motion of Commissioner Bardin, seconded by Commissioner Wiss, the Commission agreed by consensus to delete "on any account's respective signature card". Thereupon the ANC approved the underlying motion, 7-0-0. At the suggestion of Commissioner Maudlin, the ANC

agreed by consensus to treat the foregoing vote as a first reading and bring back the by-laws amendment for a second reading at the May meeting.

14. TREASURER'S REPORT FOR MARCH 2003 [10:10 pm]

Commissioner Kessler presented the treasurer's report for March 2003.

Commissioner Kessler reported that he is still investigating why the 4th qtr allotment for FY 2002 has not been received.

Commissioner Kessler supplied copies of the Corporation Counsel's response to the DC Auditor dated April 3, 2003 [attached], covering two questions raised by ANC 3F: (a) use of funds to purchase compatible word processing programs for each of the commissioners' home computers; and (b) use of funds for SMD meetings.

15. REVISED BUDGET FOR FY 2003 [10:12 pm]

Commissioner Kessler presented a proposed revised Budget for FY 2003 with three changes. By consensus, the ANC deferred consideration of a budget line for consultants so that Commissioner Maudlin may explore with the Office of ANCs (and, perhaps, others) whether a list of available consultants and maximum fees could be put together on a City-wide basis. Also by consensus, the ANC deferred consideration of the amount to be budgeted to make the home computers of commissioners compatible with each other's word processing programs. On motion by Commissioner Bernardi, seconded by Commissioner Wiss, the revised budget, with \$500 added for SMD expenses, was approved, 7-0-0.

16. ESTABLISHMENT OF AN ANC SAVINGS ACCOUNT [10:27 pm]

After beginning to discuss whether to authorize opening a second, savings account, the ANC decided, 7-0-0, on motion of Commissioner Bardin, seconded by Commissioner Bernardi, to table the matter until the next meeting in view of the decision to have a further reading of the by-laws amendment in May, certain technical questions, and the late hour.

17. ADJOURNMENT [10:32 pm]

The meeting adjourned. The next meeting will be held at the Capital Memorial Seventh-Day Adventist Church, 3150 Chesapeake Street, N.W., on May 19, 2003

Respectfully submitted,

/s/ David J. Bardin

David J. Bardin, Secretary
Approved: May 19, 2003

Attachments:

Agenda [with Brief Reports]
MPD report of crimes during March 2003 within ANC 3F
Res 03-07 Rebuilding the Tenley-Friendship Branch Library
Treasurer's Report for March 2003
Corporation Counsel's response dated April 3, 2003, to two questions raised by ANC 3F
Revised Budget FY 2003