

1

Advisory Neighborhood Commission 3F
July 29th, 1998

Minutes

Meeting was called to order by Chairman Malcom at 7:45 pm. Commissioners present were Strauss, Saccocio, Perry, Sorge and Collins.

Adoption of Agenda-- The Treasurer's and Secretary's reports were moved before Regular Business. The amended agenda was approved by a vote of 6-0-0.

Announcements-- Commissioner Collins stated she was unsure of her reelection plans. Commissioner Sorge stated she will not seek reelection. Commissioner Strauss stated he will not seek reelection. Commissioner Saccocio stated she has no plans at present to seek reelection. Commissioner Perry stated she has not made a decision about her reelection plans and Chairman Malcom stated he will not seek reelection in November 1998.

Open Forum-- Mr. Jim Gasser of Upton Street and Ms. Jaynie Simmons of 4007 Connecticut Avenue spoke in opposition to the planned (90ft.) 40 unit high-rise condo located at 4025, 4027 Connecticut Avenue by PN Hoffman, Inc. The residents cited numerous traffic and safety concerns during the construction process such as potential congestion in the adjacent alleyway that is used for pedestrian traffic, residential parking and, on occasion, emergency vehicles. Due to the future limiting of already dwindling on-street parking for residents, Hoffman plans a 30-space underground parking garage where spaces will be sold separate from of the condo units. The residents appealed to the Commission to at least look into the possibility of instituting zoned parking on Upton Street. Chairman Malcom explained that the building is being built "as matter of right" and these issues should be taken up with the city and not the ANC. A letter to Council member Patterson is enclosed.

Secretary's Report-- Commissioner Saccocio made a motion to approve the minutes of April 1998. The motion carried by a vote of 5-0-1. A motion was made to approve the minutes of May 1998. The motion carried by a vote of 4-0-2. There was no meeting in June 1998.

Treasurer's Report-- Commissioner Sorge read the disbursement report for April 1998. A motion was made to approve the report. The vote carried 6-0-0. The report for May 1998 was read. A motion was made to approve the report. The vote carried 5-0-1. The report for June 1998 was read and a motion was made to approve the report. The vote carried 6-0-0. The 3rd (April, May and June 1998) quarterly report to the District of Columbia Auditor's Office was read and a motion was made to approve the report. The motion carried by a vote of 5-0-1

Regular Business--**Dryclean Depot, Mr. Randy Lievan.**

Randy Lievan, CEO of Dryclean Depot, a drycleaning franchise with 79 stores nationwide, presented his plans for a 5,000 square foot facility to be located at 4418 Connecticut Avenue. Mr. Lievan stated his plans include one-price dry cleaning and state-of-the-art, environmentally safe processing and filterization systems that he deems EPA-friendly. Mr. Lievan further assured the Commission that he takes even stricter environmental measures than most of the smaller drycleaning stores in the immediate area. He stated that having an in-store processing plant is the main force behind his lower prices. Mr. Lievan predicted that the majority of his customer base would be walk-in traffic. His plans were met with strong opposition from area residents and the majority of the seated Commission. The opponents spoke about an already extremely congested traffic pattern on that part of Connecticut Avenue in that Dryclean Depot would be located next to a high-volume Burger King restaurant with a drive-through window and small parking lot in the rear, a drive-through car wash that usually has at least four cars waiting and a mid-sized hotel that periodically hosts tour bus groups. Although Mr. Lievan will maintain a 12-unit parking lot in the rear, his opponents fear that traffic congestion would be exacerbated. Mr. Lievan made a verbal agreement with the Commission to prevent vehicles from idling or double parking while performing garment drop-offs. The opponents also questioned Mr. Lievan's zoning and occupancy permits in that it was outlined that his facility would exceed the 5,000 square feet allowed by zoning. In addition, his facility would compromise an already shrinking market share from the other four drycleaning facilities in the area. The Commission then drafted a resolution supporting a zoning hearing on the matter. A motion was made to adopt the resolution. The resolution carried 4-1-0. A copy of the resolution is enclosed.

Future Meeting-- September 14th, 1998

Adjournment,

ANC 3F RESOLUTION on 4418 Connecticut Avenue, NW

WHEREAS, DryClean Depot has proposed to locate at 4418 Connecticut Avenue NW, in the heart of a community populated by residents of all ages and light retail establishments; and

WHEREAS, the proposed DryClean Depot will be enormous relative to other dry cleaners in the area, perhaps as large as 5,000 sq. feet, if not more, and is to be located in the middle of a highly congested area that already contains a drive-thru car wash, Burger King restaurant with a drive thru window, Days Inn Hotel and an apartment building; and

WHEREAS, because of its size and location, DryClean Depot poses potentially significant traffic and environmental concerns; and

WHEREAS, ANC 3F seeks to ensure that there will be full and fair evidentiary hearings on all legitimate traffic and environmental concerns associated with DryClean Depot before any regulatory or other approvals are granted,

THEREFORE, BE IT RESOLVED THAT;

ANC 3F calls upon the District of Columbia not to issue a certificate of occupancy or building permit as of right to allow DryClean Depot to open at 4418 Connecticut Avenue, NW as the use of this location for the proposed purpose is not suitable for this largely residential neighborhood; and

ANC 3F urges the District of Columbia to perform through, separate investigations of all potential environmental and traffic concerns associated with this proposed use of 4418 Connecticut Avenue, NW.

The Comissoners of ANC 3F approved this Resolution with a vote of 4-1-0.