

Minutes June 12, 1976

A special meeting of Advisory Neighborhood Commission 3C was held on Saturday, June 12, 1976 at 10:00AM at the Second District Police Station.

Commissioners present were: Kay McGrath, Katherine Coram, Neal Krucoff and Tom Corcoran.

The purpose of this meeting was to review the plans and site plans for the temporary Post Office which is scheduled to be located in the McLean Gardens administration building.

Theodore Wade, the Real Estate Officer for the U.S. Postal Service in this area, was present to make a presentation and answer questions.

Chairperson McGrath called the meeting to order.

Mr. Wade made his presentation. The following points were noted:

On Dec. 4, 1975 the National Capital Planning Commission (NCPC) gave final approval to the design for the permanent Friendship Postal Station. A part of this approval was the location of a temporary facility.

Wade considered many sites for the temporary Post Office and rejected them. The list of sites and reasons for rejection was:

The Donahoe Bldg. at Wisconsin and Van Ness -- would not be ready in time and parking is limited.

The Kenton Center at 4400 Jenifer St. NW -- not enough parking.

A storefront at 4712 Wisconsin Ave. to be used for financial facility with parking elsewhere -- not feasible.

#### GSA sites

Washington Technical Institute/Bureau of Standards site, Bill Lawson project director.

Harry Diamond Labs -- Bldg. 83 -- parking, ingress and egress poor; Bldg. 17 -- parking, ingress and egress poor.

Quonset huts -- to be used by the Navy for staging and storing.

Police Station at 3218 Volta Place -- building could not be remodeled, parking limited.

Washington Metropolitan Transit Authority, Tolman Laundry site -- no space available.

Paul Bros. Oldsmobile -- no space available.

Former location of Sun Radio at 4418 Connecticut Ave. NW, managed by Waggaman and Brawnner -- only one loading dock and that is in a public alley.

Security Storage, 5100 River Rd -- Sold to Hechingers.

Safeway in Spring Valley -- owned by the Burkas -- they have plans for the site.

Foxhall Square -- traffic patterns bad.

Johnson's Flowers -- no room.

Former safeway at Connecticut and Nebraska -- too small, no parking.

Archdiocese of Washington -- no unused space.

DC GSA -- suggested site behind Police Station 39th and Newark -- Engineers said it would be too expensive.

Finally, Wade contacted Mr. Hodges at CBI-Fairmac. Hodges agreed and the present plans were formulated. The plans include purchase of the building and lease of the land. No zoning change will be required because it is a public building.

In June 1974 the Postal Service signed a lease with the Washington Home which requires them to begin construction on their new site by Sept. 1, 1976 or they will lose the 55 year lease.

Wade showed the site plans and then agreed to answer questions from the floor. Additional information was forthcoming in response.

The lease is to terminate at the end of 24 months. There is no intention to renew. The land will not be removed from the tax roles and the building is worth practically nothing.

The old Police Station on Albemarle St. is being used by the Executive Protection Service.

The land is zoned R-5A.

The Post Office will conform to noise level regulations.

The temporary Post Office was mentioned in NCPC's decision to allow construction of the new permanent facility. Chuck Mason also pointed out that the necessity for a temporary site was announced at a public meeting.

An environmental Impact Assessment will be available by 6/15 and a copy will be made available to the ANC.

The Equilife building was investigated, but it was not possible to use it.

There has been no rechecking on alternative sites to see if original plans have materialized.

There is no appropriate space available at the U.S. Naval Command at Ward Circle. Also, ingress and egress at that site are difficult.

In lieu of restoration of the grounds the building will be given back to CBI-Fairmac.

This ~~development~~ <sup>action</sup> installment would set a precedent for commercial development of McLean Gardens.

This ~~work~~ looks to <sup>some</sup> ~~seem~~ people like <sup>mutual</sup> ~~back~~ <sup>something</sup> ~~padding~~ between private developers and the Federal Interest at a time when CBI Fairmac badly needs ~~such~~ Federal support.

There has not been enough public input.

There has not been enough time for citizens to react.

The Post Office is a ~~residential~~ an essential service, and thus some people support it.

Harley Daniels of CBI Fairmac said that when the Post Office moves out the land will <sup>revert</sup> ~~revert~~ to its present zoning. Fairmac does not consider it a precedent and will not use it as such. Daniels will send a letter to the ANC, the McLean Gardens Residents Association and Citizens for City Living <sup>stating</sup> ~~saying~~ this. They will also discuss relocation of services now located in the building in this letter. The building was about to be demolished. <sup>anyway</sup> The services will probably be moved to an apartment or two.

Discussion of the lease arrangement began Feb. 18, 1976; the lease was signed May 14, 1976. The ANC would like a copy of the lease.

The motion passed unanimously, but Commissioners did not vote. This was not an official ANC action.

Discussion of specifics concerning the site plans followed.

The accuracy of the plans was questioned. Photographs of the site were shown and Neal Krucoff was sent out to look at the site. The ~~po~~ plans were found to be accurate except for leaving out 2 magnolia trees ~~ax~~ in what is planned to be the maneuvering area.

Parking on the other side of Porter <sup>St.</sup> was suggested. Access right off Wisconsin Avenue and <sup>St.</sup> right around the corner was discussed.

~~The Postal Service is~~ They are willing to add additional live a screening.

It was suggested that Plattsburg Court not be used for access and be blocked.-

~~4~~ there are 45 Jeepsters and they go out between 5 and 9 am and return between 12 and 2 pm.

There is one tractor trailer per day that would come to the front entrance at 5:30 am.

Wade did not know how many postal <sup>or</sup> vans use the facility ~~of~~ what their schedules are. <sup>in</sup>

It will probably be possible to require employees to park in the Porter St. ~~plot~~. The Anc can consider recommending to the Department of Highways and Traffic that ~~the~~

parking on Porter St. be limited.

The Post Office will limit parking in the customers lot and patrol it.

Statistics were requested on parking at the old ~~state~~ Post Office, parking at the ~~temporary~~ facility in comparison, and maintenance.

Two men will be assigned to external maintenance.

The opinions of expressed at the meeting will be considered ~~at~~ by the ~~Post Offi~~  
~~Pa~~ Postal Service. There is no time for extensive ~~redecis~~ redesign.

Definite suggestions made by citizens ~~at~~ at the meeting that will be incorporated ~~at~~ in new plans ~~or~~ that will be made available by 6/15 are as follows:

1. Plattsburg Court will be closed.
2. All official traffic will enter from Porter St. just <sup>West</sup> ~~South~~ of Wisconsin.

8x

A straight lease arrangement is not being used ~~because~~ because the Postal Service did not want CBI to have access to the building and to avoid zoning problems

The original idea for this plan was the Postal Service's

There is no backup plan.

The ~~post office~~ <sup>Postal Service</sup> planned to ~~present the plans to the community~~ present the plans to the community at the NCPC hearing at which NCPC's approval was being sought. They would not have called a ~~community~~ community meeting.

Wade did not know how many spaces are available at the Upton St. site

~~Site~~ <sup>Site</sup> and trees on the site are to remain undisturbed.

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A motion was proposed as follows:

The citizens present go on record opposing construction of ~~exp~~ a temporary Post Office on the site in question and ask for more public input on alternatives.

Under discussion of the motion the following points were raised:

Minutes 6/28/76

Advisory Neighborhood Commission 3C held its <sup>June</sup> ~~first Town Hall~~ Meeting on June 28, 1976 at the Second District Police Station, Idaho Avenue and Newark St. NW at 8:00 PM.

The meeting was called to order by Chairperson Kay McGrath.

Attendance was taken and the following members were present. McGrath, Sam Smith, Katherine Coram, Ruth Haugen, Rose Graves, Charles Van Way, Jr., Lindsley Williams, and Tim Corcoran.

McGrath announced that two members of the Commission were resigning. Rose Graves is moving to California and Harry Bowen is ill.

It was confirmed that notice was posted in the Single Member Districts and that the meeting was announced through a mailing of the Wisconsin Avenue Corridor Committee and was in the Uptown Citizen. The By-law changes were also posted.

Each Commissioner introduced him/herself and the districts that they represent.

McGrath made introductory remarks, discussing Commission meetings, Commission actions taken so far, and the advisory committees.

The minutes of the previous two meetings were distributed and the minutes of the meeting before that were adopted.

The by-law changes were discussed by Lindsley Williams. They were passed unanimously. (For text, see attachment)

The public forum began with a discussion of the temporary ~~Friendship~~ Carrier Station planned for 3811 Porter St. NW by the United States Postal Service. (USPS)

Mr. Wade and Mr. Thompson, of the Postal Service were in attendance. They had brought copies of the site plans.

McGrath announced that the ANC had received a copy of the ground lease, a copy of the environmental assessment for the facility, and a letter from Harley Daniels, an attorney with Linowes and Blocher, the attorneys for the owners of the site, CBI-Fairmac, stating that this use of the site would not be used for a precedent for further commercial development of the neighborhood.

The issue is on the National Capital Planning Commission's (NCPC) calendar for July 8 and 15, 1976.

Mr Wade began with a presentation discussing the plans for the site and describing the efforts that he had made to locate a site. This was essentially the same presentation as reported in the June 12 minutes with the following changes: the Kenton Center is prime retail space and was not available; nothing was available at Washington Technical Institute; the GSA special projects division is in charge of the quonset huts on the National Bureau of Standards (NBS) site; parking is a problem at building #83 on the NBS site; building #17 on the NBS site is an old house and is to be used for the residence of the President of Washington Technical Institute; the Sun Radio site did not have enough parking and had only one loading dock and it must be reached by elevator; there was 12,500 sq. ft. of space available at Security Storage; the recreation land on 39th St. would have required expensive

Regarding:

for the Post Office

continued

would have required the installation of utilities, and would have had a poor environmental impact, since construction would have been required; and the Naval Security Station is too secure.

Mr. Wade then received questions from Commissioners and citizens.

McGrath asked about provisions in the lease for extensions. She pointed out that the lease allowed extensions for 6 months. Wade said that only one such extension was intended even if that was not stated.

Smith discussed the NBS/WTI site and the need for the new consolidated facility. In response to his questions Wade and Thompson said that the USPS had pressed the issue of the quonset huts and been turned down by Mr. Newman, at GSA, the project director; that Building 17 is fairly large--3500-4000 sq. ft; that increase in mail volume is not the reason for the new permanent facility; that the lease for the new facility will become null and void if temporary quarters are not found; and that .5 million dollars have been invested so far in planning the new permanent facility.

Ms. Len asked if Wade would go back to the sites that he had rejected accompanied by an ANC member. Wade said that that would be impossible.

In response to a question of why the building was being purchased rather than leased, Wade said that that procedure would provide more expeditious mail service and that no zoning change would be required in that way.

Lloyd Feldman asked for further information to be provided on truck traffic volume and patterns.

It was reported that there would be 120 employees at the new facility.

Chester Nauminow asked if it were not, indeed, possible that by paying additional money the lease on the new site could be altered to prevent its lapsing if construction was not begun on time. Wade said that this was not being considered. Nauminow also presented a new site idea which turned out to be the Sun Radio site, discussed earlier.

Lindsley Williams pointed out that use of any Connecticut Avenue site would be restricted by the METRO construction.

Mary Lampson of Polly Shackleton's office discussed the need to keep walk-in facilities at Georgetown and Cleveland Park. She also conveyed the question of Ben Gilbert, Director of the Municipal Planning Office concerning whether the Upton St. Facility could not be used while construction was going on around it. Wade said this was not possible because of construction of the underground parking lot and the need for a large staging area for the construction.

Bill Reap asked why the existing building could not be rebuilt rather than replaced.

Smith pointed out that there was a possibility of stopping construction of the permanent facility altogether. He requested a written statement from the Postal Service concerning the future of the Cleveland Park Station, which he believes is in danger of being closed after the consolidation.

Mary Lampson restressed the use of the Volta Place Police Station for at lease partial service.

Thompson, who is in charge of customer services at the Friendship Station, said that in order to use the temporary facility as planned some trucks and

activities were being moved to other Postal facilities.

Sam Smith asked what the total cost of the permanent facility was to be. He was referred to the environmental impact statement for that information.

The point was clarified that the current plan is for the USPS to remove its equipment at the end of the lease period and return the building to Fairmac at no cost in lieu of restoring the building and site to their original state.

The Post Office does plan to erect a wooden loading platform at the rear of the building.

George Frain expressed his opposition to the planned building and discussed another building that he felt would be more suitable. The building, at 24th and N, is a former garage, owned by the Brown family covering 1 acre of ground. This building was occupied by the Smithsonian for 12 years. The building is in zip code 20037. He pointed out that Wade had visited the structure in December. *Frain is believed to be associated with ... Brown interests*

Wade said that the building had been considered only for a vehicle maintenance facility.

Frances Olive spoke for the McLean Gardens Residents Association. She presented their position paper (attached). She stressed the problem of intrusion of a light-industrial-type facility in a residential neighborhood. She also emphasized that the community was not informed until negotiations were virtually complete. In addition, she described the environmental impact assessment on the temporary Post Office as incomplete and inadequate.

Julie Koczela expressed her opposition to the project.

Phil Mendelson discussed several points that seemed to him to be problem areas. These included the loading dock to be constructed; the question that the whole procedure looked more like a lease arrangement than a sale; the USPS's failure to look for a temporary site until the last minute; and the seeming failure of the USPS to negotiate with the owners of Johnson's Flowers.

Wade pointed out that the USPS could have used the right of eminent domain to procure the property.

Lindsley Williams suggested that the building ought to be returned in condition so that it cannot be used immediately by the owners for some commercial purpose.

Smith asked how much space is needed for simply a lobby and finance unit.

Hugh Allen, President of the North Cleveland Park Citizens Association expressed that group's opposition to the facility and submitted a statement to the record (see attached) which had been adopted at a meeting of the Executive Board of that group on June 23, 1976.

Van Way asked if Wade had sought space on the American University campus.

Wade said that he had contacted the director of Buildings and Grounds there and that no space was available.

Betty Height discussed the problems of congestion and air pollution at the corner of Wisconsin and Porter which are already bad because of the Washington School of Ballet. She suggested breaking down the wall on Wisconsin Ave. so that that intersection would not be as overcrowded.



Wade stated that Fairmac has signed the lease and that the USPS has not.

The only person within USPS who can arrange a review of the decision is the Assistant Postmaster for Real Estate and Buildings, Mr Mavis.

A resolution was introduced on the subject by Katherine Coram, the Single Member District Commissioner for the affected area. The resolution was seconded, ammended, and carried. (see attached) (3C-76-06)

It was decided that the ANC's opinion was only advisory since NCPC, as a Federal agency has no obligation to give "great weight" to the ANC.

Other issues:

A. B. Millard the transportation manager for the Ward 3 Service Area Committee was present at the meeting; he introduced himself and expressed his availability for answering questions.

Sam Smith spoke on the proposed cutback in rush hour service on the L bus lines. He will investigate this further and represent the Commission at any hearings on the subject. (7) (LW)

In reference to the ABC Board issue concerning the proposal of CJK Ltd. to open a resaturant/bar on Connecticut Ave. and our opposition to it, McGrath reported on developments. The license application has not yet been acted on and we are involved in a dispute with the ABC Board over whether they need to provide notice to the ANCs. We are sending a letter to all other ANCs asking their support on this issue.

The next issue considered was the application of Mr. & Mrs. Knickel for a Zoning Adjustment to allow them to put a Beauty Parlor in the Tourist Home which they operate on Woodley Rd. The Knickels were invited but they did not attend.

Lindsley Williams reported that St. Thomas Apostle Parish Council had opposed the application.

In discussion Lucille Buchanan reported that neighbors are opposed because there are already many beauty parlors in the neighborhood and because of the traffic and noise problems the proposed addition would create. Mr. Tansil Tansill spoke on the possible adverse effect on traffic circulation and parking in the neighborhood aggravating an already bad situation. Smith expressed his opposition to concentrating commercial development in a small area; he feels that small businesses should be permitted in residential areas. Graves spoke of the real traffic problems in the area and the lack of need for another beauty shop. A resolution opposing the adjustment was passed. (resolution 3C-76-07).

The construction of the Zoological Park and Cleveland Park Metro Stations was discussed. The ANC will write to Metro and insist on sidewalk access during METRO construction. Mr. Delacluse said that we should ask METRO to change the Zoological Park stop to a location nearer the Zoo. Bill Carroll, President of the Woodley Park Citizens Association said it might be better simply to consider changing the name of the stop to Woodley Park. The transportation Committee will consider this.

Mrs. Len spoke on fire protection problems. She asked us to adopt the same resolution that Cleveland Park Citizens Association had passed. The resolution was amended and passed. (resolution 3C-76-08)

The opening of a new pub called "The Angry Scot" in the Alban Towers Hotel was discussed. We did not get notice of an application for a liquor license. Krucoff and Van Way will investigate this.

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David Grinnel spoke of the need for us to oppose I-66 because of its threat to Glover Archbold Park. The transportation committee will consider this.

An application for BZA approval of construction of a rear deck on a residence on Woodley Place was discussed. Mr. DelaCluse spoke of the invasion of privacy that such construction can cause. Rose Graves said that the deck is already present and that the application was only a request for approval for something because surveying problems had lead to misunderstanding. The BZA notice is not clear. Williams moved that the ANC write to the BZA stating our feeling that the notices they send should be more clear and that if this was an application for an already-constructed addition the ANC does not oppose it, but that if it is an application for additional construction we would like additional time to consider it. The ANC would like also to suggest that BZA provide us with drawings of proposed changes.

McGrath discussed a letter from City Councilperson Dave Clark requesting that we oppose the HR12261 which would extend the time period during which the DC City Council may not alter the Criminal Code. A motion to table consideration was made by Corcoran; this motion failed. A motion to oppose the Bill passed by a majority vote.

Smith reported on conflicting information being received concerning the proposed cutback of service during rush hour on the L-4 and L-6 lines. He said that a hearing would be held on July 15, 1976 to discuss the plans. A motion was passed saying that the ANC opposed any cutbacks in this service and that we would delegate ~~Smith and~~ Williams to speak at the hearing.

A resolution to open a checking <sup>account</sup> at National Savings and Trust was passed. (3C-76-09)

In response to our letter protesting the closing of the Food Stamp Office, Department of Human Resources sent a reply saying, in essence, that such a center never existed under DC government auspices. Our Human Resources Committee will respond.

A joint SAC/ANC meeting will be held on July 7, 1976 at 2:00PM. McGrath will attend; she will request that future meetings be held at a more convenient time.

On the question of revising Census Tracts to conform to Ward/ANC boundaries, it was decided that we felt that the present tracts should be maintained, with coding to indicate ANC.

not

RESOLUTION 3C-76-06

Whereas the neighbors of the proposed temporary Post Office at Porter St. and Wisconsin Avenue have expressed almost universal opposition to the facility's creation;

Whereas the Postal Service has not adequately consulted the community in its attempts to find a location for the temporary facility;

Whereas the intrusion of a Postal facility in a neighborhood that is zoned residential will have a harmful effect on that neighborhood and could be of a precedent-setting nature, since Post Offices are usually zoned light industrial; and

Whereas the area in question is in the process of requesting a Sectional Development Plan;

Be it resolved that ANC 3C goes on record opposing the creation of said facility and calls on the Postal Service to seek citizen input in all further decisions to be made concerning our community; and

Be further resolved that ANC 3C goes on record opposing any zoning change based on this use, if the National Capital Planning Commission approves the facility and it is constructed.

ADVISORY NEIGHBORHOOD COMMISSION 3C

RESOLUTION 3C-76-QZ

Advisory Neighborhood Commission 3C, having considered the merits of Application #12188 of E. Ray Knickel and Diana Knickel for a use variance at 2647 Woodley Road, N.W. to operate a beauty salon and having provided an opportunity to the applicants to make a presentation and for those opposing the application also to make presentation, does hereby resolve as follows:

That Advisory Neighborhood Commission 3C advises the Board of Zoning Adjustment that it opposes the application on the grounds that it will work at variance with the trend in the neighborhood to decrease commercial exploitation along Woodley Road, N.W. and confine it to Connecticut Avenue and especially to decrease the use of Woodley Road for access to and from the Sheraton Park Hotel.

RESOLUTION 3C-76-08

Whereas, the Washington, D.C. Fire Department is staffed far below its allotted personnel, and

Whereas, it has been confirmed that the Uptown Fire Station at 3522 Connecticut Ave. NW, which is now operating on a reduced schedule, is due to be placed on an alternating shift basis, i.e. closed for 12 hours and open for 12 hours out of any 24 hour period, along with two other D.C. Fire Stations in F. Y. 1977, and

Whereas, such reduction in the operation of fire stations would jeopardize all property in the area formerly covered by the Uptown Fire Station, and other stations similarly closed, leaving property owners with little or substantially reduced fire protection, and

Whereas, the cost of fire insurance varies inversely with the amount of fire fighting protection available;

Be it resolved that ANC 3C requests that no fire station be placed on any reduced operating basis or permanently closed without notice to the ANC as required by law and a public hearing.

RESOLUTION 3C-76-09

Advisory Neighborhood Commission authorizes its Treasurer to open a checking account at the National Savings and Trust Company.

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