

May 22, 1978

Report of the Planning and Zoning Committee, ANC 3C

May 22, 1978

Matter Considered by Committee

(1) Case No. 78-2 (D.C. Zoning Commission, Initiator)

The Zoning Commission will hold public hearings for this case to consider proposals to generally revise and amend the Special Purpose and Mixed Use Districts and to explore amendments to the Regulations regarding the treatment of hotels in residential, special purpose, waterfront and mixed use districts (This case was distributed to ANC 3C Commissioners at the April 24th meeting).

The P and Z Committee only reviewed the issue of hotels. We did not consider Special Purpose and Mixed Use Districts because of inadequate information.

(2) Board of Zoning Adjustment Case # 12658--Application of Georgetown University pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the use provisions (Section 3105) to allow administrative offices in the R-5-A District on part of the first and fifth floors at the premises 3700 Mass. Avenue, NW (the Alban Towers) (Square 1929, Lot 12). The public hearing is May 24th.

(3) Tenley Circle, Draft Sectional Development Plan. The P and Z Committee only considered the C3A Zone between Yuma Street and McLean Gardens.

Recommendations

(1) Case No. 78-2

Hotels should not be permitted in residential areas because it deprives the area of rental as well as residential space. Furthermore, we consider hotels as commercial structures. Any hotels presently located in residential areas should be designated as non-conforming uses.

(2) BZA Case # 12658 (See attached letter)

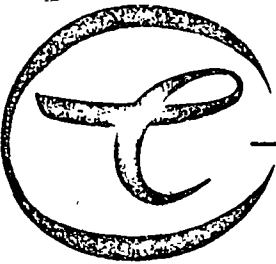
We do not support the granting of this variance. As a matter of principle, we oppose the conversion of residential space into office space because it reduces the available and already short supply of housing in Ward III. Moreover, by incremental office expansion, Georgetown University could convert all of Alban Towers into office space. This request also does not appear to meet the BZA criteria for variance i.e., hardship.

(3)Tenley Circle, Draft SDP

Downzone the C3A to C2A to 100 foot depth from Rodman Street to the "paper" Upton Street on Wisconsin Avenue and change existing C3A to C2A from the "paper" Upton Street to Van Ness Street for the following reasons:

- (a)Area is a significant distance from the Metro Stop at Tenley; and
- (b)Area is adjacent to residential and park areas.

This recommendation conflicts with the proposed SDP which maintains the the existing C3A zoning. ANC 3C will, however, resolve this difference of recommendations at the appropriate public hearings scheduled for the Wisconsin Area Corridor Committee's Map(June 27) and the Tenley Circle SDP meetings(May 31, June 7 and 13)



# The Clary Institute

DIRECTORS  
ERICA W. CLARY  
THOMAS C. CLARY

(FORMERLY TRANSACTIONAL ANALYSIS SYSTEMS INSTITUTE)

February 24, 1978.

## Information Required

4A. Plat is attached

4B. STATEMENT OF EXISTING & INTENDED USE

1. EXISTING USE -

Suite 11 - The last use of this space has been the office of the owner of the Chez Brown Restaurant, which was located on the lobby floor of The Alban Towers.

Apartments 530-531 - is a joint residential apartment occupied by the petitioners (Mr. and Mrs. Thomas C. Clary and their son). It has adequate space for the officers for Mr. Clary and Mrs. Clary, who are the Directors of The Clary Institute.

2. INTENDED USE -

Suite 11 - This would be the office for the administrative personnel for The Clary Institute (TCI) and Clary Academy for Action Research (CAAR). There is sufficient space for a project director, two secretaries, bookkeeper and the equipment necessary for the office.

Suite-Apartment 530/531 - The Directors, Mr. and Mrs. Clary would maintain their residence in this apartment. They would in addition establish their own individual offices and meet with certain clients in what would be their combination residence-office. This would be ideal since about 25 percent of their work is writing and planning and about 75 percent of their work is outside their offices, either teaching or consulting within organizations.

The Clary Institute is an educational and consulting firm. It is an unincorporated proprietorship certified as an 8a minority firm by The Small Business Administration. Although most of the administration and planning will be done in the offices at The Alban Towers (3700 Massachusetts Avenue, NW), the training and projects are usually conducted within the contracting organization or in rented space in a hotel, motel or educational facility.

The Clary Academy for Action Research is a non-profit organization established as an educational and research organization. Its projects will vary, but will primarily be concerned with improved inter-governmental relations from a behavioral science approach. In addition, it has an application into the D.C. Commission on Higher Education to become a non-traditional, non-residential degree granting institution. If this is approved, it will continue to only utilize administrative offices.

4C. Photographs attached.

4D. All abutting property (Lot 802) is owned by the same owner as lot 1929, Georgetown University. All other abutting property are streets owned by D.C. - Cathedral, Massachusetts, Wisconsin and Garfield avenues.

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

May 21, 1978

Dear Fellow ANCs:

The Ward 3 Inter-ANC Committee on Aging, which I chair, has been operating since January, 1977. The purpose of the Committee is to focus on the needs of the older population living in our area.

The Inter-ANC Committee has established a steering committee to organize a Ward 3 conference specifically relating to the elderly. It is our hope that this conference will stimulate senior citizen involvement in our ward and allow those persons an opportunity to voice their ideas and needs. The conference would also foster the development of a resource file of services available to the elderly. Sharing concerns plus focusing on available services will enable us to outline what programs are needed and how they should be coordinated in Ward 3. The conference is tentatively scheduled for October 16, 1978.

The Committee is requesting that each ANC pledge a minimum of \$10.00 per SMD. The anticipated ANC funding is as follows:

3A =	\$ 60.00
3B =	\$ 60.00
3C =	\$100.00
3D =	\$ 70.00
3E =	\$ 50.00
3F =	\$ 80.00
3G =	\$ 80.00
	<u>\$510.00</u>

None of the funds solicited from the ANCs will be used for refreshments. The monies will be used for defraying the cost of the facility, printing, postage, and publicity. We are only requesting a pledge at this time; the actual reimbursement will be requested at the time the expenses are incurred.

If you have any questions regarding the conference please feel free to contact me (232-1468) or Bobbi Blok (244-7793).

Respectfully,

Ruth Haugen  
Convenor, Ward 3 Inter-ANC  
Committee on Aging  
Commissioner ANC 3C-02

Single Member District Commissioners, 1978-80

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

1 9 7 8   P U B L I C   F O R U M S  
F O R  
D . C .   C A N D I D A T E S

RSVP For CO-SPONSORS

\_\_\_\_\_ We accept the VOICE invitation to co-sponsor the 1978 Public Forums.

\_\_\_\_\_ We designate

Ruth Haugen

2800 Woodley Rd. N.W.  
232-1468

(Name, Address, Phone, Position)

ANC Commissioner 3 C-02, chair of

Human Resources & Org. Committee to serve on the  
1978 D. C. Elections Committee to help plan the Forums.

\_\_\_\_\_ We (~~enclose~~) or (will contribute later) \$ 20<sup>00</sup>  
to help defray Public Forum expenses for mailings and dupli-  
cations of promotional and other related materials. Contri-  
butions are NOT a requirement for Forum sponsors.

\_\_\_\_\_ We cannot be a co-sponsor for the Forums but will help promote attendance.

\_\_\_\_\_ We will be represented at the May 31st, 1978 meeting at the Church of the Pilgrims by: Ruth Haugen

\_\_\_\_\_  
(Name, Address, Phone)

Signed \_\_\_\_\_

(Name, Position)

\_\_\_\_\_  
Organization Name

\_\_\_\_\_  
Mailing Address, Phone

Proposed resolution  
May 22, 1978

- WHEREAS: It has come to the attention of ANC-3C that CBI-Fairmac is planning to demolish the red frame structure, known as McLean School, located within McLean Gardens; and
- WHEREAS: This demolition would only serve to further the interests of CBI-Fairmac in evicting the tenants to either redevelop or convert the use of the 43 acre site; and
- WHEREAS: This Commission has previously stated its support of the tenants at McLean Gardens, and its opposition to the proposed evictions at McLean Gardens; and
- WHEREAS: The law give to ANC's the right to review and comment upon proposed government actions, including the granting of permits and licenses;  
THEREFORE, BE IT
- RESOLVED: That ANC 3C calls upon the city to withhold the granting of any demolition permit to CBI-Fairmac; further, be it
- RESOLVED: That ANC 3C reminds the District of Columbia government that it must give this Commission adequate notice of its consideration to grant any demolition permits within the Commission's area.

ADVISORY NEIGHBORHOOD COMMISSION 3-C

Minutes

May 22, 1978

- I. The meeting was called to order, informally, outdoors, due to another meeting in the Police Station Community Room running overtime. The time was 8:10pm, with Lindsley Williams presiding.
- II. The Commissioners acknowledged that proper notice had been given in their SMD's of the meeting. There was some discussion of what constitutes adequate notice.
- III. The roll was called. The following notes latecomers:

01 Fred Pitts	present	06 Kay McGrath	present
02 Ruth Haugen	present	07 Gary Kopff	absent
03 Bernie Arons	late	08 (vacant)	
04 Lindsley Williams	present	09 Louis Rothschild	present
05 Katherine Coram	present	10 David Grinnell	present
- IV. Minutes: Copies had been mailed to the Commissioners. It was agreed that discussion and approval would be deferred until the meeting moved indoors.
- V. Treasurer's report: Grinnell reported the current balance at \$16,496.54. A total of \$480 in checks had been written during the reporting period. Of this, \$350 represented payment to St. Albans for the oral history project. The rest of the checks were categorized as "standard." No other expenses were reported. The amount of the balance kept in the savings account was \$15,362.82.

There was discussion concerning efforts by the D.C. Auditor to withhold quarterly payments to those ANC's with large balances. It was agreed that Grinnell should ask the D.C. Auditor to turn over to the ANC any overdue funds.
- VI. Grinnell announced that Phil Mendelson had agreed to take the minutes for the meeting. He will also be responsible for distributing them to the Commissioners, and he will be paid at the rate determined by the Commission at its last meeting. It was mentioned that Mendelson hoped his minute-taking would not preclude him from speaking on several issues that might come up.
- VII. The Chair announced two items to be considered at a time certain later in the meeting. At 9pm Lt. Gary Janey of the police, and at 9:30 a presentation of the Tregaron master plan are scheduled.

At this point the meeting recessed in order to move indoors.

Upon resumption of the meeting, the agenda, which had been placed on the blackboard, was reviewed. In addition to the bylaw-required items, the following issues/concerns were noted:

Community Gardens  
Police and Crime Report  
Tregaron Update  
Housing: McLean Gardens  
Zoning: 1) Case 78-2; hotels, etc.  
2) St. Albans  
3) 6/27 Ward-wide public hearing

Airport Policy  
Human Resources & Aging  
Budget  
Convention Center  
Administrative Committee: Who - Why - When

- VIII. Coram requested that her resignation be brought up on the agenda. The Commission decided to deal now with the matter, rather than defer it. Both Williams and McGrath expressed both praise and sorrow at Coram's announcement, and asked her to reconsider.

Coram asked the other Commissioners to allow a person, to be found from within her Single Member District, to sit informally on the Commission while the statutory process follows its course. This would permit some continuance of representation for SMD-05. In response to this request, the Commission discussed what the law requires and permits. Would the ANC, by allowing someone to sit informally on the Commission, prejudice the election?

It was agreed by consensus that the Commission would first ascertain what the law requires and permits before acting on Coram's request. The Chair asked Haugen to report the vacancy to the Uptown Citizen. McGrath volunteered to check with the Board of Elections & Ethics on the morrow.

- IX. Rothschild gave his Agriculture & Recreation Committee report. He said that the representatives of the Community Gardens had been informed that the ANC is sympathetic to the need for water at the 39th and Newark site. Rothschild recommended to the Commission that no more than "a couple of hundred" dollars be granted to the community gardens Association. The Chair noted the absence of the gardens' representatives at the meeting. McGrath stated that when the representatives do appear again before the Commission she would call for a \$1000 grant. She cited the need for the Commission to spend some of its funds, rather than "sit on all of it"—in addition to the worthiness of the cause. Rothschild argued by saying the community gardens Association could afford to pay for the cost of water. The Chair ended the discussion by passing out copies of a letter received by the Commission on the issue. (A copy of the letter, dated May 17 from Penny Brandenburg, is appended to the file copy of these minutes.)

- X. Pitts asked whether all meetings of the Commission will continue to be held at the Second District Police Station. The Chair responded that the Police Station was being used in accordance with a prior decision of the Commission. Pitts felt that attendance would be enhanced if the meeting location was rotated. He further noted that there was a greater degree of interest in the Commission by people in the area surrounding the Police Station. Williams pointed out that there are problems with reserving meeting rooms. McGrath inquired whether there were any concerns in Pitts' SMD that the Commission was ignoring. Arons disagreed that SMD's were hurt by the absence of Commission meetings in their areas, but felt it would be useful if the meeting location rotated. Grinnell said attendance at meetings was generated by the issue, not the location.

The Chair asked that any Commissioner desiring to change the meeting location so inform the Commission 2 months in advance. This is necessary in order to make arrangements and give adequate notice. There were no objections to this.

XI. The Commission turned to community concerns and issues.

- A. Lt. Janey, of the Second District ("2D"), gave a crime report. (In this regard, a memorandum from Lawrence Pizza to Gary Kopff is attached to the file copy of these minutes.) He explained that the 2D is divided into four sections. Sections 1 & 3 are downtown; sections 2 & 4 are west of the Park, north and south of the Police Station, respectively. The sections are divided into scout car areas.

The Lieutenant gave crime figures for different scout car areas. He said that \$196,000 worth of tickets had been written during the past 6 months. He noted that the presence of hotels raises the crime statistics in Woodley Park.

Williams commented on the effect planning & zoning can have on crime. Additional commercial space increases the need for police surveillance and time--at the expense of surveillance and time devoted to residential areas.

The Chair asked Janey to give the Commission comparable figures--between 1977 and 1978--for the different types of crimes in each scout car area. He also asked if figures could be broken down by commercial and residential space, but the Lieutenant said that would be difficult. However, he could get statistics for any particular block the Commission wants to know about.

Most crimes occur during the day and evening shifts. Most assaults occur around the ABC establishments. Most burglaries occur during the day.

Grinnell asked if the police tend to endorse the D.C. DOT proposal for a civilian ticket writing force. Janey said yes, they support it, and that it would free up a great deal of police time.

Williams suggested that the shape of 2D might skew the effectiveness of police work. The downtown and West-Of-The-Park areas exert different demands of police. Janey responded that the police districts were originally drawn to balance the commercial and residential demands. Williams also pointed out that the increase in development in the city has been mostly in the 2D areas. But the 2D hasn't gotten more money or resources.

Commissioner Coram raised the problem of the increasing number of vacancies in McLean Gardens. She wanted to know any specific crime statistics, and whether the vacancies would have a significant impact in terms of crime. Janey responded by saying he was certain that some vandalism and looting would occur. He added that there would probably be an increase in other types of crime, too, but that there wasn't much the police could do. He pointed out that the presence of the Police Station might have an inhibiting influence. McLean Gardens is covered by scout car 68.

- B. David S. Schwartz addressed the Commission about his house-watching service. There is a \$4 daily minimum charge. The service includes some additional work, such as pets and yardwork, for an extra charge. Mr. Schwartz passed out copies of his flyer (a copy of which is attached to the file copy of these minutes).
- C. Kay McGrath read a letter from Joe Davis regarding the Emergency Committee To Save Rental Housing. The letter requests ANC-3C to join, and lists 20 groups as members. Rothschild thought it would be dangerous to join. Haugen noted that the Emergency Committee is concerned with condominium conversions, and that it has called for a hearing by the City Council on the problem. Williams

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said that the objective of obtaining a Council hearing could be sought by the Commission without joining the Emergency Committee. Arons said the ANC should join.

The Chair handed the letter to Arons and asked that he pursue the matter. Arons agreed to call Joe Davis to get more information. It was agreed that the ANC does not want to find that by joining it is endorsing a platform it may or may not support.

- D. Tregaron: The Chair explained the current case before the Board of Zoning Adjustment, with the principal issue being adequate parking on the grounds. Ms. Stevenson was introduced. She displayed 3 maps to the Commission showing 1) existing conditions, including topography; 2) Stage One development plan; and 3) Master Plan. She said there are currently about 250 students at Tregaron.

Bernie Arons asked if the new construction of houses was on the Tregaron site. It was learned that the construction, known as "Kling Ridge", consists of 6 houses being built to the West of Tregaron on land that does or did belong to the Government of India.

Grinnell asked why parking was a major issue before the BZA. Williams said that the driveways have always been the major source of parking spaces, but that the driveways are considered to be too narrow. ANC-3C has previously stated that it is opposed to the widening of the driveways.

Ms. Stevenson explained that the master plan is for the time when the International School acquires title to the property. She also said that the BZA had wanted to know where the gymnasium would be built, thus necessitating the need for a master plan. The School has said that it would not engage in competitive sports, so the gymnasium does not need to be large. Activities would not draw throngs of people to the site.

Williams attended the May 17 BZA hearing as representative for the Commission. He said the maps may become part of the BZA's order. The case is to be decided sometime around May 31.

McGrath asked if the residents of Maccomb St. near Tregaron had seen the maps. Ms. Stevenson said the maps were too recent to have been circulated. The Chair said he felt the Commission should not take a more specific position on the application before the BZA until the neighbors and citizen groups have had time to review the maps and have some input.

McGrath asked about the School and its lease. Ms. Stevenson said the family heirs were tied up in internal litigation. The School has received a new 12 month lease. Litigation regarding the School's offer to buy the estate has been deferred until the family straightens out its own difficulties.

- E. Hank Pizza gave a report to the Commission. He announced that Dr. Rumsey of the Department of Recreation will hold a large parade to kick off the Mayor's Summer Recreation Program. In response to questions, he said this was an annual event, except that this year it would be held downtown rather than at 16th & Kennedy St.

Rothschild asked Mr. Pizza to give the ANC a list of existing Ward III recreational facilities.

The six tennis courts near the community gardens will be up by July 1. Pizza said water would be provided for the tennis courts. Several Commissioners wondered whether the gardeners would be able to benefit from this. The Chair asked Chester Nauminow, a member of the audience, to notify Claude Colley of the Community Gardens about this.

Pizza said recreational work at Hearst will be completed soon. The Chair requested Mr Pizza to provide the Commission with a written report detailing the "status of the tennis wall and other improvements at the Hearst Playground, including the design and the installation schedule."

There was discussion about the opening of public swimming pools, and their hours. The new pool at Wilson may be ready in July, but it may not be opened due to the lack of funds. Pizza suggested a letter to Dr. Rumsey might be of help.

It was RESOLVED BY THE COMMISSION that Commissioners McGrath and Arons, in consultation with Commissioner Rothschild, will send a letter to Dr. Rumsey of the D.C. Department of Recreation, on behalf of the ANC, concerning the Commission's desire that the new pool at Wilson High School open to the public this summer.

The resolution passed without dissent.

- F. The Commission received the report of its Planning & Zoning Committee. Hugh Allen, who was absent, had asked Phil Mendelson to make the report. (A written copy of the report prepared for the Commission is attached to the file copy of these minutes.)

1. The issue of Alban Towers was discussed. Williams commented that the actual application went beyond the appearance given by the public notice of the BZA case. The appearance was that the accessory use was for Georgetown University itself.

A motion was made to add, to the recommendation of the P & Z Committee, the additional objection that the use is not accessory but is for normal commercial/office use with no relation to the business of the applicant. The motion passed without dissent.

It was moved that recommendation number two of the Planning And Zoning Committee's May 22 report be adopted, as amended. McGrath noted the similarity between this case and the recently defeated Goddard College case. The motion passed. The Chair asked McGrath to convey news of this to Hugh Allen.

2. At the Chair's request, the Commission decided to table recommendation #1 of the Committee. The Chair pointed out that a statement, saying essentially what the Committee was recommending, had already been submitted as a result of a resolution passed at the April meeting of the Commission.

3. Recommendation #3 of the P & Z Committee was discussed. Williams said that Zoning Commission case 78-1 would change C3A zoning, which the recommendation ignores. He also pointed out that the recommendation did not accurately reflect the previous decision of the Commission. There is no mention of the R5A zoning the Commission has called for. As described in the report, the recommendation actually calls for an upzoning along Rodman St. in McLean Gardens.

The Commission took no action on this recommendation except to note its inconsistency with the ANC's previous decision, which was incorporated into the WACC map scheduled for public hearing on June 27.

4. McGrath asked the Commission to bring back the Alban Towers case for additional consideration, which was done. She requested that the ANC's position on the case be further amended to say that the public notice was inadequate because it was misleading. It was agreed by the Commission that its statement/testimony on this matter be so amended.

G. Ruth Haugen reported to the Commission on the Human Resources Committee. She distributed copies of a May 21 Inter-ANC Committee on Aging letter, a May 12 letter from VOICE, and a copy of a 1974 announcement of candidates forums sponsored by VOICE and other senior citizens groups. (Copies are attached to the file copy of these minutes.)

1. It was moved that the Commission endorse the Inter-ANC Committee On Aging and pledge \$100, to be used by the Committee in its efforts to organize a Ward-wide meeting being planned for the fall, in accordance with the Committee's May 21 letter to the ANC.

Following discussion on how to account for these encumbrances in the Commission's books, the motion passed without dissent.

2. Voluntary Organizations In Concern For The Elderly (VOICE): Haugen reported that VOICE is concerned with helping the elderly express their concerns in the upcoming elections, and is therefore seeking co-sponsors in setting up 1978 Public Forums.

Haugen proposed the following resolution, regarding the forums, requesting ANC co-sponsorship and a \$20 contribution:

Whereas, the population of ANC-3C includes the highest percentage of Ward 3's 25% older adult population over the age of 60 in the District; and

Whereas, there are misconceptions about the needs of older persons related to "being more affluent" reflected in the paucity of governmental services to citizens; and

Whereas, these forums are non-partisan public forums to educate candidates to the concerns of older citizens as well as secure candidate commitments to work for resolution of these concerns; and

Whereas, fostering citizen participation is inherent in the purpose of ANC's and the co-sponsoring/support of such forums would seem to be consistent with this purpose; therefore, be it

Resolved: That ANC-3C accepts VOICE's invitation to co-sponsor the 1978 Public Forums, as described in the invitation, and will contribute \$20 to help defray Public Forum expenses for mailings and duplication of promotional and other related materials.

Williams had asked that the non-partisanship of the forums be added. Rothschild questioned whether co-sponsorship by the ANC was in violation of the law. The Chair asked Grinnell to check the legality with the D.C. Auditor.

The resolution was passed by the Commission. The vote was 4 in favor and 1 opposed. McGrath asked that the minutes show her abstention, and stated herself as being in favor of contributing the funds and helping to publicize the forums, but troubled with co-sponsorship.

- H. Education: Arons will give a presentation on the daycare center at the next meeting.
- I. Convention Center: Haugen requested that there be discussion and information on alternatives to the proposed convention center. One alternative is the proposal by Arthur Cotton Moore. The Chair stated that there was no action that could be taken by the Commission on this matter at this meeting. The issue was tabled.
- J. McLean Gardens: Chester Nauminow, a resident attending the meeting, announced the June 10 City-Wide Tenants Convention.

Phil Mendelson, also a resident of McLean Gardens, explained that the McLean School was going to close and that there was talk its going to be demolished during the summer. He presented a resolution for the Commission's consideration.

Two amendments were made and approved. The first changed the order of the two resolves. The second added the words "pending response by the ANC to the notice timely received" to the end of what was now the final resolve. The resolution was then unanimously adopted. It is attached to these minutes.

The May 24 Neighbors For McLean Gardens meeting was announced.

Phil Mendelson gave a brief explanation of the McLean Gardens Residents Association's legislative proposals, which every Commissioner acknowledged receiving in the mail with the Neighbors For McLean Gardens mailing. Arons said he supported the proposals. Williams noted that WACC had generally endorsed the proposals except for the provisions dealing with vacancy rate percentages. The Commission felt that there would need to be more discussion on the proposals at its next meeting.

Mendelson also brought up the Residents Association's request for financial assistance from the ANC. He admitted the Association had not yet filled out a funding proposal in accordance with the Commission's guidelines; he had not seen the guidelines. A Commissioner gave him a copy. He explained that his Association was seeking approximately \$750 broken down into two items. \$500 would be for a pamphlet almost completed about the Gardens. \$250 would be for 1000 bumperstickers, which had already been purchased.

It was agreed that the funding matter would be deferred until a proper request had been made. Mendelson expressed his hope that the Commission would not be prejudiced, in later considering the matter, if the tenants went ahead with the pamphlet. He explained that the Residents Association felt it couldn't wait, and that it realized it would be taking its chances by coming in for funding after the expenses were incurred. Several Commissioners suggested they would not be prejudiced. McGrath said she would not be favorable to the bumper stickers being sold, if the ANC is to pay for them.

- K. Airport Policy: Williams introduced the issue, mentioning the upcoming FAA

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hearings. He did not have a document for the Commission's consideration.

Williams also reported that the D.C. Department of Transportation had written the ANC thanking it for its cooperation in the pedestrian survey and acknowledging the fast timing of the pedestrian lights on Conn. Ave.

XII. No action was taken on the budget due to Gary Kopff's absence.

XIII. Administrative Committee: The Chair noted that the committee exists, but that the Commission needs more administrative work than is being done. He asked Haugen if she would chair the Committee.

Arons asked that this be tabled until the Commission resolves the issue of paying for clerical work. Haugen said she was unwilling to accept the responsibility. The Chair pointed out that Kopff's budget report should facilitate the Commission's consideration of this matter. The matter was tabled.

XIV. At the Chair's request, Rothschild moved that the Chair be authorized to spend between \$34 and \$38 for several books published by the Urban Institute. Arons moved an amendment, which was accepted, saying the Commission will later look at how and whether the books are being used. The motion was approved by consensus.

The books are:

How Effective Are Your Community Services?	\$10
Measuring The Effectiveness Of Basic Municipal Services.	4
Land Development Impact Series (6 vol.)	20
No Little Plans	3.95

XV. The next meeting of the Commission will be June 26, 1978.  
The meeting was declared adjourned at 11:25pm.

At this point, McGrath brought up the newsletter. She said she had volunteered at the last meeting to receive articles. To date, she had received only 1 outline for 1 article. She said there should be reports from each of the Committees. The deadline was approaching.

No attendance list was circulated at the meeting. The number of guests were few. The people attending were: Chester Nauminow, David S. Schwartz, Sally Lemotte of the Washington Tribune, Lt. Gary Janey, Hank Pizza, and Phil Mendelson.

Respectfully submitted for the  
Commission:

  
Phil Mendelson

May 22, 1978

RESOLUTION

ADVISORY NEIGHBORHOOD COMMISSION 3C

WHEREAS: It has come to the attention of ANC-3C that CBI Fairmac is planning to demolish the red frame structure, known as McLean School, located within McLean Gardens; and

WHEREAS: This demolition would only serve to further the interests of CBI-Fairmac in evicting the tenants to either redevelop or convert the use of the 43 acre site; and

WHEREAS: This Commission has previously stated its support of the tenants at McLean Gardens, and its opposition to the proposed evictions at McLean Gardens; and

WHEREAS: The law gives to ANC's the right to review and comment upon proposed government actions, including the granting of permits and licenses;

THEREFORE, BE IT

RESOLVED: That ANC-3C reminds the District of Columbia government that it must give this Commission adequate notice of its consideration to grant any demolition permits within the Commission's area; further, be it

RESOLVED: That ANC-3C calls upon the city to withhold the granting of any demolition permit to CBI-Fairmac pending response by the ANC to the notice timely received.

This resolution was adopted unanimously.

ADVISORY NEIGHBORHOOD COMMISSION 3-C

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- IV. Minutes: Copies had been mailed to the Commissioners. It was agreed that discussion and approval would be deferred until the meeting moved indoors.
- V. Treasurer's report: Grinnell reported the current balance at \$16,496.54. A total of \$480 in checks had been written during the reporting period. Of this, \$350 represented payment to St. Albans for the oral history project. The rest of the checks were categorized as "standard." No other expenses were reported. The amount of the balance kept in the savings account was \$15,362.82.

There was discussion concerning efforts by the D.C. Auditor to withhold quarterly payments to those ANC's with large balances. It was agreed that Grinnell should ask the D.C. Auditor to turn over to the ANC any overdue funds.
- VI. Grinnell announced that Phil Mendelson had agreed to take the minutes for the meeting. He will also be responsible for distributing them to the Commissioners, and he will be paid at the rate determined by the Commission at its last meeting. It was mentioned that Mendelson hoped his minute-taking would not preclude him from speaking on several issues that might come up.
- VII. The Chair announced two items to be considered at a time certain later in the meeting. At 9pm Lt. Gary Janey of the police, and at 9:30 a presentation of the Tregaron master plan are scheduled.

At this point the meeting recessed in order to move indoors.

Upon resumption of the meeting, the agenda, which had been placed on the blackboard, was reviewed. In addition to the bylaw-required items, the following issues/concerns were noted:

Community Gardens  
Police and Crime Report  
Tregaron Update  
Housing: McLean Gardens  
Zoning: 1) Case 78-2; hotels, etc.  
2) St. Albans  
3) 6/27 Ward-wide public hearing

Airport Policy  
Human Resources & Aging  
Budget  
Convention Center  
Administrative Committee: Who - Why - When

- VIII. Coram requested that her resignation be brought up on the agenda. The Commission decided to deal now with the matter, rather than defer it. Both Williams and McGrath expressed both praise and sorrow at Coram's announcement, and asked her to reconsider.

Coram asked the other Commissioners to allow a person, to be found from within her Single Member District, to sit informally on the Commission while the statutory process follows its course. This would permit some continuance of representation for SMD-05. In response to this request, the Commission discussed what the law requires and permits. Would the ANC, by allowing someone to sit informally on the Commission, prejudice the election?

It was agreed by consensus that the Commission would first ascertain what the law requires and permits before acting on Coram's request. The Chair asked Haugen to report the vacancy to the Uptown Citizen. McGrath volunteered to check with the Board of Elections & Ethics on the morrow.

- IX. Rothschild gave his Agriculture & Recreation Committee report. He said that the representatives of the Community Gardens had been informed that the ANC is sympathetic to the need for water at the 39th and Newark site. Rothschild recommended to the Commission that no more than "a couple of hundred" dollars be granted to the community gardens Association. The Chair noted the absence of the gardens' representatives at the meeting. McGrath stated that when the representatives do appear again before the Commission she would call for a \$1000 grant. She cited the need for the Commission to spend some of its funds, rather than "sit on all of it"—in addition to the worthiness of the cause. Rothschild argued by saying the community gardens Association could afford to pay for the cost of water. The Chair ended the discussion by passing out copies of a letter received by the Commission on the issue. (A copy of the letter, dated May 17 from Penny Brandenburg, is appended to the file copy of these minutes.)

- X. Pitts asked whether all meetings of the Commission will continue to be held at the Second District Police Station. The Chair responded that the Police Station was being used in accordance with a prior decision of the Commission. Pitts felt that attendance would be enhanced if the meeting location was rotated. He further noted that there was a greater degree of interest in the Commission by people in the area surrounding the Police Station. Williams pointed out that there are problems with reserving meeting rooms. McGrath inquired whether there were any concerns in Pitts' SMD that the Commission was ignoring. Arons disagreed that SMD's were hurt by the absence of Commission meetings in their areas, but felt it would be useful if the meeting location rotated. Grinnell said attendance at meetings was generated by the issue, not the location.

The Chair asked that any Commissioner desiring to change the meeting location so inform the Commission 2 months in advance. This is necessary in order to make arrangements and give adequate notice. There were no objections to this.

XI. The Commission turned to community concerns and issues.

- A. Lt. Janey, of the Second District ("2D"), gave a crime report. (In this regard, a memorandum from Lawrence Pizza to Gary Kopff is attached to the file copy of these minutes.) He explained that the 2D is divided into four sections. Sections 1 & 3 are downtown; sections 2 & 4 are west of the Park, north and south of the Police Station, respectively. The sections are divided into scout car areas.

The Lieutenant gave crime figures for different scout car areas. He said that \$196,000 worth of tickets had been written during the past 6 months. He noted that the presence of hotels raises the crime statistics in Woodley Park.

Williams commented on the effect planning & zoning can have on crime. Additional commercial space increases the need for police surveillance and time—at the expense of surveillance and time devoted to residential areas.

The Chair asked Janey to give the Commission comparable figures—between 1977 and 1978—for the different types of crimes in each scout car area. He also asked if figures could be broken down by commercial and residential space, but the Lieutenant said that would be difficult. However, he could get statistics for any particular block the Commission wants to know about.

Most crimes occur during the day and evening shifts. Most assaults occur around the ABC establishments. Most burglaries occur during the day.

Grinnell asked if the police tend to endorse the D.C. DOT proposal for a civilian ticket writing force. Janey said yes, they support it, and that it would free up a great deal of police time.

Williams suggested that the shape of 2D might skew the effectiveness of police work. The downtown and West-Of-The-Park areas exert different demands of police. Janey responded that the police districts were originally drawn to balance the commercial and residential demands. Williams also pointed out that the increase in development in the city has been mostly in the 2D areas. But the 2D hasn't gotten more money or resources.

Commissioner Coram raised the problem of the increasing number of vacancies in McLean Gardens. She wanted to know any specific crime statistics, and whether the vacancies would have a significant impact in terms of crime. Janey responded by saying he was certain that some vandalism and looting would occur. He added that there would probably be an increase in other types of crime, too, but that there wasn't much the police could do. He pointed out that the presence of the Police Station might have an inhibiting influence. McLean Gardens is covered by scout car 68.

- B. David S. Schwartz addressed the Commission about his house-watching service. There is a \$4 daily minimum charge. The service includes some additional work, such as pets and yardwork, for an extra charge. Mr. Schwartz passed out copies of his flyer (a copy of which is attached to the file copy of these minutes).
- C. Kay McGrath read a letter from Joe Davis regarding the Emergency Committee To Save Rental Housing. The letter requests ANC-3C to join, and lists 20 groups as members. Rothschild thought it would be dangerous to join. Haugen noted that the Emergency Committee is concerned with condominium conversions, and that it has called for a hearing by the City Council on the problem. Williams

said that the objective of obtaining a Council hearing could be sought by the Commission without joining the Emergency Committee. Arons said the ANC should join.

The Chair handed the letter to Arons and asked that he pursue the matter. Arons agreed to call Joe Davis to get more information. It was agreed that the ANC does not want to find that by joining it is endorsing a platform it may or may not support.

- D. Tregaron: The Chair explained the current case before the Board of Zoning Adjustment, with the principal issue being adequate parking on the grounds. Ms. Stevenson was introduced. She displayed 3 maps to the Commission showing 1) existing conditions, including topography; 2) Stage One development plan; and 3) Master Plan. She said there are currently about 250 students at Tregaron.

Bernie Arons asked if the new construction of houses was on the Tregaron site. It was learned that the construction, known as "Klingler Ridge", consists of 6 houses being built to the West of Tregaron on land that does or did belong to the Government of India.

Grinnell asked why parking was a major issue before the BZA. Williams said that the driveways have always been the major source of parking spaces, but that the driveways are considered to be too narrow. ANC-3C has previously stated that it is opposed to the widening of the driveways.

Ms. Stevenson explained that the master plan is for the time when the International School acquires title to the property. She also said that the BZA had wanted to know where the gymnasium would be built, thus necessitating the need for a master plan. The School has said that it would not engage in competitive sports, so the gymnasium does not need to be large. Activities would not draw throngs of people to the site.

Williams attended the May 17 BZA hearing as representative for the Commission. He said the maps may become part of the BZA's order. The case is to be decided sometime around May 31.

McGrath asked if the residents of Maccomb St. near Tregaron had seen the maps. Ms. Stevenson said the maps were too recent to have been circulated. The Chair said he felt the Commission should not take a more specific position on the application before the BZA until the neighbors and citizen groups have had time to review the maps and have some input.

McGrath asked about the School and its lease. Ms. Stevenson said the family heirs were tied up in internal litigation. The School has received a new 12 month lease. Litigation regarding the School's offer to buy the estate has been deferred until the family straightens out its own difficulties.

- E. Hank Pizza gave a report to the Commission. He announced that Dr. Rumsey of the Department of Recreation will hold a large parade to kick off the Mayor's Summer Recreation Program. In response to questions, he said this was an annual event, except that this year it would be held downtown rather than at 16th & Kennedy St.

Rothschild asked Mr. Pizza to give the ANC a list of existing Ward III recreational facilities.

The six tennis courts near the community gardens will be up by July 1. Pizza said water would be provided for the tennis courts. Several Commissioners wondered whether the gardeners would be able to benefit from this. The Chair asked Chester Nauminow, a member of the audience, to notify Claude Colley of the Community Gardens about this.

Pizza said recreational work at Hearst will be completed soon. The Chair requested Mr Pizza to provide the Commission with a written report detailing the "status of the tennis wall and other improvements at the Hearst Playground, including the design and the installation schedule."

There was discussion about the opening of public swimming pools, and their hours. The new pool at Wilson may be ready in July, but it may not be opened due to the lack of funds. Pizza suggested a letter to Dr. Rumsey might be of help.

It was RESOLVED BY THE COMMISSION that Commissioners McGrath and Arons, in consultation with Commissioner Rothschild, will send a letter to Dr. Rumsey of the D.C. Department of Recreation, on behalf of the ANC, concerning the Commission's desire that the new pool at Wilson High School open to the public this summer.

The resolution passed without dissent.

- F. The Commission received the report of its Planning & Zoning Committee. Hugh Allen, who was absent, had asked Phil Mendelson to make the report. (A written copy of the report prepared for the Commission is attached to the file copy of these minutes.)

1. The issue of Alban Towers was discussed. Williams commented that the actual application went beyond the appearance given by the public notice of the BZA case. The appearance was that the accessory use was for Georgetown University itself.

A motion was made to add, to the recommendation of the P & Z Committee, the additional objection that the use is not accessory but is for normal commercial/office use with no relation to the business of the applicant. The motion passed without dissent.

It was moved that recommendation number two of the Planning And Zoning Committee's May 22 report be adopted, as amended. McGrath noted the similarity between this case and the recently defeated Goddard College case. The motion passed. The Chair asked McGrath to convey news of this to Hugh Allen.

2. At the Chair's request, the Commission decided to table recommendation #1 of the Committee. The Chair pointed out that a statement, saying essentially what the Committee was recommending, had already been submitted as a result of a resolution passed at the April meeting of the Commission.

3. Recommendation #3 of the P & Z Committee was discussed. Williams said that Zoning Commission case 78-1 would change C3A zoning, which the recommendation ignores. He also pointed out that the recommendation did not accurately reflect the previous decision of the Commission. There is no mention of the R5A zoning the Commission has called for. As described in the report, the recommendation actually calls for an upzoning along Rodman St. in McLean Gardens.

The Commission took no action on this recommendation except to note its inconsistency with the ANC's previous decision, which was incorporated into the WACC map scheduled for public hearing on June 27.

4. McGrath asked the Commission to bring back the Alban Towers case for additional consideration, which was done. She requested that the ANC's position on the case be further amended to say that the public notice was inadequate because it was misleading. It was agreed by the Commission that its statement/testimony on this matter be so amended.

- G. Ruth Haugen reported to the Commission on the Human Resources Committee. She distributed copies of a May 21 Inter-ANC Committee on Aging letter, a May 12 letter from VOICE, and a copy of a 1974 announcement of candidates forums sponsored by VOICE and other senior citizens groups. (Copies are attached to the file copy of these minutes.)

1. It was moved that the Commission endorse the Inter-ANC Committee On Aging and pledge \$100, to be used by the Committee in its efforts to organize a Ward-wide meeting being planned for the fall, in accordance with the Committee's May 21 letter to the ANC.

Following discussion on how to account for these encumbrances in the Commission's books, the motion passed without dissent.

2. Voluntary Organizations In Concern For The Elderly (VOICE): Haugen reported that VOICE is concerned with helping the elderly express their concerns in the upcoming elections, and is therefore seeking co-sponsors in setting up 1978 Public Forums.

Haugen proposed the following resolution, regarding the forums, requesting ANC co-sponsorship and a \$20 contribution:

Whereas, the population of ANC-3C includes the highest percentage of Ward 3's 25% older adult population over the age of 60 in the District; and

Whereas, there are misconceptions about the needs of older persons related to "being more affluent" reflected in the paucity of governmental services to citizens; and

Whereas, these forums are non-partisan public forums to educate candidates to the concerns of older citizens as well as secure candidate commitments to work for resolution of these concerns; and

Whereas, fostering citizen participation is inherent in the purpose of ANC's and the co-sponsoring/support of such forums would seem to be consistent with this purpose; therefore, be it

Resolved: That ANC-3C accepts VOICE's invitation to co-sponsor the 1978 Public Forums, as described in the invitation, and will contribute \$20 to help defray Public Forum expenses for mailings and duplication of promotional and other related materials.

Williams had asked that the non-partisanship of the forums be added. Rothschild questioned whether co-sponsorship by the ANC was in violation of the law. The Chair asked Grinnell to check the legality with the D.C. Auditor.

The resolution was passed by the Commission. The vote was 4 in favor and 1 opposed. McGrath asked that the minutes show her abstention, and stated herself as being in favor of contributing the funds and helping to publicize the forums, but troubled with co-sponsorship.

- H. Education: Arons will give a presentation on the daycare center at the next meeting.
- I. Convention Center: Haugen requested that there be discussion and information on alternatives to the proposed convention center. One alternative is the proposal by Arthur Cotton Moore. The Chair stated that there was no action that could be taken by the Commission on this matter at this meeting. The issue was tabled.
- J. McLean Gardens: Chester Nauminow, a resident attending the meeting, announced the June 10 City-Wide Tenants Convention.

Phil Mendelson, also a resident of McLean Gardens, explained that the McLean School was going to close and that there was talk its going to be demolished during the summer. He presented a resolution for the Commission's consideration.

Two amendments were made and approved. The first changed the order of the two resolves. The second added the words "pending response by the ANC to the notice timely received" to the end of what was now the final resolve. The resolution was then unanimously adopted. It is attached to these minutes.

The May 24 Neighbors For McLean Gardens meeting was announced.

Phil Mendelson gave a brief explanation of the McLean Gardens Residents Association's legislative proposals, which every Commissioner acknowledged receiving in the mail with the Neighbors For McLean Gardens mailing. Arons said he supported the proposals. Williams noted that WACC had generally endorsed the proposals except for the provisions dealing with vacancy rate percentages. The Commission felt that there would need to be more discussion on the proposals at its next meeting.

Mendelson also brought up the Residents Association's request for financial assistance from the ANC. He admitted the Association had not yet filled out a funding proposal in accordance with the Commission's guidelines; he had not seen the guidelines. A Commissioner gave him a copy. He explained that his Association was seeking approximately \$750 broken down into two items. \$500 would be for a pamphlet almost completed about the Gardens. \$250 would be for 1000 bumperstickers, which had already been purchased.

It was agreed that the funding matter would be deferred until a proper request had been made. Mendelson expressed his hope that the Commission would not be prejudiced, in later considering the matter, if the tenants went ahead with the pamphlet. He explained that the Residents Association felt it couldn't wait, and that it realized it would be taking its chances by coming in for funding after the expenses were incurred. Several Commissioners suggested they would not be prejudiced. McGrath said she would not be favorable to the bumperstickers being sold, if the ANC is to pay for them.

- K. Airport Policy: Williams introduced the issue, mentioning the upcoming FAA

hearings. He did not have a document for the Commission's consideration.

Williams also reported that the D.C. Department of Transportation had written the ANC thanking it for its cooperation in the pedestrian survey and acknowledging the fast timing of the pedestrian lights on Conn. Ave.

XII. No action was taken on the budget due to Gary Kopff's absence.

XIII. Administrative Committee: The Chair noted that the committee exists, but that the Commission needs more administrative work than is being done. He asked Haugen if she would chair the Committee.

Arons asked that this be tabled until the Commission resolves the issue of paying for clerical work. Haugen said she was unwilling to accept the responsibility. The Chair pointed out that Kopff's budget report should facilitate the Commission's consideration of this matter. The matter was tabled.

XIV. At the Chair's request, Rothschild moved that the Chair be authorized to spend between \$34 and \$38 for several books published by the Urban Institute. Arons moved an amendment, which was accepted, saying the Commission will later look at how and whether the books are being used. The motion was approved by consensus.

The books are:

How Effective Are Your Community Services?	\$10
Measuring The Effectiveness Of Basic Municipal Services.	4
Land Development Impact Series (6 vol.)	20
No Little Plans	3.95

XV. The next meeting of the Commission will be June 26, 1978.  
The meeting was declared adjourned at 11:25pm.

At this point, McGrath brought up the newsletter. She said she had volunteered at the last meeting to receive articles. To date, she had received only 1 outline for 1 article. She said there should be reports from each of the Committees. The deadline was approaching.

No attendance list was circulated at the meeting. The number of guests were few. The people attending were: Chester Nauminow, David S. Schwartz, Sally Lemotte of the Washington Tribune, Lt. Gary Janey, Hank Pizza, and Phil Mendelson.

Respectfully submitted for the  
Commission:

  
Phil Mendelson

May 22, 1978

RESOLUTION

ADVISORY NEIGHBORHOOD COMMISSION 3C

- WHEREAS: It has come to the attention of ANC-3C that CBI Fairmac is planning to demolish the red frame structure, known as McLean School, located within McLean Gardens; and
- WHEREAS: This demolition would only serve to further the interests of CBI-Fairmac in evicting the tenants to either redevelop or convert the use of the 43 acre site; and
- WHEREAS: This Commission has previously stated its support of the tenants at McLean Gardens, and its opposition to the proposed evictions at McLean Gardens; and
- WHEREAS: The law gives to ANC's the right to review and comment upon proposed government actions, including the granting of permits and licenses;

THEREFORE, BE IT

- RESOLVED: That ANC-3C reminds the District of Columbia government that it must give this Commission adequate notice of its consideration to grant any demolition permits within the Commission's area; further, be it
- RESOLVED: That ANC-3C calls upon the city to withhold the granting of any demolition permit to CBI-Fairmac pending response by the ANC to the notice timely received.

This resolution was adopted unanimously.