

July 10, 1978

July 24, 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes
July 24, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:00pm.
- II. The roll was called. In attendance were: Haugen, Arons, Williams, Coram, McGrath, Rothschild, and Grinnell. Pitts arrived later.
- III. Minutes: the minutes for June 26 were not ready for distribution. Approval of the minutes for July 10 was deferred until the Commission's August meeting.
- IV. Treasurer's report: Grinnell presented his monthly statement, a copy of which is attached to the file copy of these minutes. He also reported that the Commission's savings account will soon have to be partially depleted in order to make a deposit in the Commission's checking account—the balance of which has dropped below \$1000. The acceptance of this report was moved, seconded and approved.

Williams raised the issue of the impoundment of the Commission's funds by the Mayor. It was reported that there has been correspondence with the D.C. Auditor Matt Watson and contact with Senator Leahy's office.

- V. Bylaws/Elections: McGrath reported that she had spoken with the D.C. Board of Elections about the vacancy in 3C-08, which had been publicized in a May, 1978 D.C. Register. Other ANC's have a similar situation: vacant seats that are going unfilled. If the ANC can find a candidate, that might spur the Board of Elections.

For a resignation, the process of filling the seat begins immediately.

VI. Residents concerns:

- A. Earle Elliott spoke on the Fall & Spring Program and The Wall at Hearst. The Commission decided that Katherine Coram, who volunteered, call Dr. Rumsey to inquire about the status of the Hearst Wall.

Mr. Elliott stated that the soccer program would like financial assistance in paying the salary of a soccer specialist/coach. McGrath wanted to know why, after 4 years of existence, the program's tuition remains at only \$5. Elliott said the low fee helped insure that the program is open to anybody.

McGrath moved that \$100 be contributed by the Commission to help defray the costs of a soccer specialist for the Fall Program at Hearst. Grinnell warned that the ANC may not always be able to fund programs; that the Hearst Soccer Program should not come to rely on the ANC. The chair ruled that this expense would be in line with the Commission's recently adopted budget. The motion was then approved.

- B. Claude Colley reported on the water situation at Newark Street Community Gardens. The gardeners have obtained water installation at the site for \$3300. The gardeners plan to have a picnic in September to "christen" the water. The

Single Member District Commissioners, 1978-1979

01-Fred Pitts
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ANC-3C Office
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232-2232

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08-
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gardeners have personally raised funds, at the rate of \$5 per plot (there are a total of 167 plots). In addition, the gardeners will have to pay for the water itself at the end of the year.

McGrath moved to table allocation of funds for this project until the end of the quarter, when the matter can be taken up again, and funds leftover from all 12 of the Commission's non-routine budget items are available. The motion was approved without dissent.

- C. Ellen Lister Mishkan approached the Commission representing the St. Albans Day Care Center. The Center was seeking ANC assistance to install a wooden fence. The proposal outline is attached to the file copy of these minutes. In order to determine whether the children using the Center live inside or outside the Commission's area, McGrath asked that information on their addresses be provided. Williams wanted assurance that there was not a parents group that might be opposed to the fence. Rothschild criticized the proposal outline for not showing the total budget, which he would like to see. McGrath asked if the Center has approached any source (such as Hechingers) for a free fence.

It was reported that the playground at the Center will not be locked up after-hours, so neighborhood children will be able to use it. Coram noted that the current fence, visible from Wisconsin Ave., is very unsightly.

Williams suggested that the ANC also be given estimates of the fence's cost. Grinnell urged that other funding sources be approached. Ms. Mishkan indicated a desire to flesh out the proposal and either return with it or submit it by mail for consideration by the Commission at its August meeting.

- D. CJK, Inc. (t/a Ireland's Four Provinces) application for liquor license renewal: hearing scheduled for August 2; filing deadline July 28.

McGrath said she is not opposed to the bar's presence, now, but she feels the hearing should be used as leverage for commitments to correct specific problems such as trash handling. Williams inquired as to whether the bar meets the required 60/40 (food/liquor) ratio. The Commission then proceeded to identify specific concerns: 1) inadequately screened trash, 2) inadequate parking and irregular monitoring of the parking lot, and 3) overcrowding in possible violation of the fire code. There was discussion about requesting a fire inspection of the place when it is crowded. The Commission also discussed complaints about patrons leaving the premises with their drinks.

The Commission suspended further consideration while several members contacted Kopff in New York.

- E. Williams reported that the Commission received a letter, dated July 15, from the Emergency Committee On The Washington Area Water Supply, concerning the withdrawal of water from the Potomac River. Arons said he would look at the letter and report back to the Commission.
- F. Williams also reported that the Commission received a report, "Improving Program Performance" from the D.C. Office of Budget And Management, Resource Management Improvements Division. The matter was referred to Rothschild. He will review it, and draft an appreciative note for later ANC action.

G. The Commission has received a letter from ANC-3F regarding midnight showings at the Uptown Theater, new liquor license applications, and police enforcement of parking restrictions. No Commissioner volunteered to act on this.

VII. The Commission agreed to move on to planning and zoning matters while awaiting a report on the call to Kopff in New York.

BZA Case #12691: an application by Mr. Bachman for a variance to permit office use in an B4 zone at 2142 Cathedral Ave. This would officially sanction an existing use. Apparently, a neighbor had complained of the use because of some disagreement. Pitts, the affected commissioner, said he was reluctant to say the application should be approved, but he recognized that because the use is not new, the case would not affect the neighborhood. Williams recommended approval, because the use has not been offensive, but with the condition that there be no future expansion. He went on to say that employment should be limited to no more than the equivalent of 5 full-time employees, including Bachman, and that the variance be limited to the period of Mr. Bachman's residence there-in (~~even if he continues to own the property after moving from it~~). It was agreed that, rather than recommending approval, the ANC should say to the BZA that it has no objection, provided the above conditions are met. Williams said he would draft the letter to the BZA. The entire matter was approved by consensus of the Commissioners.

VIII. Commissioner Coram was still talking with Kopff, but McGrath reported that Kopff was ~~still~~ opposed to Ireland's Four Provinces, and that he is prepared to present opposition to the effect that no one wanted the bar in the first place.

IX. Sister Rachael Marie Burkholder, of St. Thomas the Apostle Catholic Church, approached the Commission about funds for operating costs and drivers' salaries for a new shopping service proposed for Connecticut Avenue. This is a program, sponsored by several different denominational organizations, to assist senior citizens obtain groceries. Two documents are attached to the file copy of these minutes.

Since the program has not yet begun, Rothschild questioned the certainty of eventual use. Haugen noted that by the next meeting of the Commission, the program will have been in operation for several weeks, which may indicate what the eventual demand will be. Arons asked if the Commission would consider a start-up grant of about \$50. The Chair noted the magnitude of this proposal, which is for more than \$5000. Grinnell stated that the ANC cannot continuously fund on-going programs.

It was decided that Sister Rachael should come back to the Commission after the new program has developed some experience. Williams said that in the meantime both his committee and Haugen's should be looking at this matter.

X. At the Commission's June meeting, Rothschild had presented some material on taxes. Now he wished the Commission to act and moved that the strongest possible committee be created by the Commission to look at the facts in detail and quickly return to the Commission with suggestions on recommendations and on how they can be implemented, starting with ANC-3C.

Questions were raised about who would serve on the committee, and about what kinds of recommendations would be desirable. Grinnell argued that the Commission

should not go resolution shopping; that it should deal with specific actions proposed or taken by the government rather than to investigate the government's efficiency in general. The motion was defeated by a vote of 2 aye and 4 nay (with Coram and McGrath out of the room).

- XI. Lindsley Williams presented three letters, each to the Director of the D.C. Department of Transportation. Copies are attached to the file copy of these minutes.
- A. The letter dated July 26, concerning tour bus parking on the Calvert Street Bridge, was approved with no objections. Pitts mentioned that he had also spoken with some residents about the problem.
 - B. After some brief discussion, the letter dated July 24, regarding stop signs in Single Member District 03, was approved with no objections.
 - C. The letter dated July 25 regarding traffic problems at the intersection of Wisconsin and Macomb was approved only after discussion and amendment. Consideration involved some discussion of the traffic flow along that part of Wisconsin Ave. Coram raised the point that other adjacent intersections have similar problems. Williams offered to revise the letter to reflect this. The proposed letter was approved with the amendment that it would request a study of Wisconsin Avenue intersections at Newark Street and Woodley Road.
- XII. The Chair reported that the BZA had issued its order granting Tregaron's application, and that he has a copy of the order for anyone who wishes to see it.
- XIII. The Chair reported that the Commission had received a letter from the Inter-ANC Committee on Recreation. It announced a meeting being held tonight.
- XIV. The Commission has received a notice that the Public Library plans to discontinue its Bookmobile program. The Chair asked if the Commission wished to protest. He suggested that the Commission urge the Library to re-examine its decision. Haugen was given a copy of the notice and was asked to draft a letter for the Commission's consideration at its next meeting.
- XV. The Commission returned to the consideration of planning and zoning matters.
- A. BZA Case #12708, with the Protestant Episcopal Foundation as the applicant, was brought up for consideration. The Commission decided it has no objection to the granting of a special exception in this case. Grinnell will convey this by letter to the BZA.
 - B. Williams distributed a letter already sent to Dr. Walter B. Lewis regarding Zoning cases 78-1 & 78-2. He apologized for sending it without prior consultation with the ANC, but explained that the matter was urgent, as the record closed July 21. He also explained that the letter was based on decisions already taken by the Commission. No objections were raised. A copy of the letter is appended to the file copy of these minutes.
 - C. The Tenley Safeway: the current issue involves a proposed ally closing, which would permit an even larger expansion of the Safeway. Williams reported that he had personally sent a letter to Councilman Jerry Moore in which he suggested that the District should recoup some of the windfall profits ally closings give to developers. Williams pointed out to the Commission that a question can be made as to the extent expansion of this store, and similar expansions, adversely affect small businesses.

Williams asked that the Commission endorse these points, which it agreed to do. A copy of his letter is attached to the file copy of these minutes.

- XVI. Haugen said there was no report from the Committee on Human Resources And The Aging, but she passed out copies of the June issue of "Spotlight On Aging."
- XVII. At this point the Commission received a report on the contact with Gary Kopff. It was reported that he felt that the ANC must remember that Ireland's Four Provinces was a landmark case. He did not want the ABC Board to be able to say that initial ANC input had been unnecessary since eventually they all changed their minds. He raised the issue of parking capacity vs. seating capacity. He suggested that the application be opposed on certain grounds, but, if granted, certain conditions be met. Kopff said the ANC should force the ABC Board to consider the ANC's views by raising them and thus requiring that great weight be given to them.

The Commission took a position outlined as follows:

- The ANC has not withdrawn from its initial opposition.
 - The ANC does not feel the neighborhood can accommodate another Type C establishment.
 - There are a number of problems associated with the applicant as it is currently operating. The ANC asks, if the application for renewal is granted, that each be considered and discussed in the Findings Of Fact.
 - 1) handling and screening of trash
 - 2) overcrowding and safety
 - 3) insufficient parking and poor monitoring of existing parking; related traffic problems; noise
 - 4) oversupply of Type C seating for the number of local residents
 - 5) off-premise consumption
 - While the ANC is opposed to renewal, it would be appalled if these enumerated problems were not addressed.
 - Copies of this position will be sent to ANC-3F and appropriate citizen groups.
- XVIII. McLean Gardens: Commissioner Coram distributed copies of a July 21 press release prepared by the McLean Gardens Residents Association. A copy is filed with the file copy of these minutes. The Residents Association had also sent a letter to elected officials, to which was attached a "Balanced Development Proposal For McLean Gardens." Copies of these are attached to these minutes.

Coram then introduced a resolution on behalf of the Residents Association. After discussion, the proposed resolution was completely rewritten and approved, without dissent. The adopted resolution is attached to these minutes.

Haugen reported that she had seen a letter to the ANC from the D.C. Dep't of Housing in which reference was made to the granting of the certificate of eligibility for condominium conversion at McLean Gardens.

- XIX. Haugen distributed copies of the notices for the candidate forums sponsored by V.O.I.C.E. At its May 22 meeting, ANC-3C agreed to be a co-sponsor. (Copies are attached to the file copy of these minutes.)
- XX. The Chair brought up the proposed historic preservation legislation pending before the D.C. Council's Committee on Housing. He noted its city-wide impact, and recommended support of legislation of this sort on this subject. Phil Mendelson asked that the Commission also make the point, in its comments, that government

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statutes and policies should encourage the retention of existing buildings, provided they're still functional, regardless of age and "historic" nature. To this end, he passed out copies of an article his Association (McLean Gardens) had published in the March, 1978 D.C. Gazette. The recommendations of the Chair and Mendelson were accepted by consensus of the Commission.

XXI. The next meeting of the Commission will be Monday, August 28, 1978. The meeting adjourned at 11:50pm.

Respectfully submitted for
the Commission:


Phil Mendelson

Attested as correct and approved
Katherine V. Coran
Recording Secretary
August 28, 1978

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

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July 24, 1978

RESOLUTION

Advisory Neighborhood Commission ANC-3C has received a report from representatives of the McLean Gardens Residents Association regarding their request for help from D.C. Councilmembers and their "Balanced Development Proposal For McLean Gardens." The latter has been submitted to Mr. Dwight Mize in an effort to further discussions on the future of the site. In light of this, the following was approved unanimously by the Commission.

1. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association, which represents the interests of residents of McLean Gardens, with regard to both the residents' needs and any other housing aspects of the parcels presently developed.
2. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association as well as with ANC-3C and other citizens organizations with regard to the Wisconsin Avenue frontage and any other plans.
3. ANC-3C endorses in concept the Residents Association's "Balanced Development Proposal."
4. ANC-3C challenges the legality of the certificate of eligibility already issued to Mr. Mize and CBI-Fairmac as it lacks review and comment by the Commission. Among other deficiencies, no notice was received of the application, in violation of the D.C. Department of Housing And Community Development policy as stated to this Commission.

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We, the members of Advisory Neighborhood Council 3C, resolve that:

1. We fully endorse in principle and in fact the 21 July 1978 letter from the McLean Gardens Residents Association to Congressman Fauntroy, Mayor Washington, and Members of the City Council calling upon them to urge Mr. Mize to negotiate with ~~them~~ ^{the Residents Association} in good faith.
2. We, in turn, call upon Mr. Mize to negotiate in good faith with the McLean Gardens Residents Association, which we recognize as the legitimate representative organization of the tenants of McLean Gardens, to ensure that affordable, mixed and balanced housing is maintained on the 43-acre site.
3. We endorse the Balanced Development Proposal for McLean Gardens as set forth by the McLean Gardens Residents Association in its proposal to Mr. Mize.
4. We wish to go on record as wanting to be involved in any planning process which will determine the future development of the strip of property along Wisconsin Avenue. We furthermore want all interested citizen groups in the area to have the opportunity to participate in the planning process for this parcel of land.
5. We wish to inform City Council and the Rental Accommodations Office that we believe ~~that~~ we have the right to review all licenses and certificates issued, as granted by Council Law 1-21, as amended, and that this includes the certificate of eligibility for condominium conversion ~~is~~ issued to CBI and Mr. Mize. Since we have not had the opportunity to review this certificate, we wish to have it revoked immediately until such time as the appropriate review of the application for the certificate can be reviewed by this body.

^ for ANC 3C

Proposed
July 24, 1978
re. McLean Gardens

JUL 24 1978

St. Alban's Day Care Center
Mass. & Wisc. Aves.
Washington, D.C. 20016

PROPOSAL FOR FUNDS TO PURCHASE A PLAYGROUND FENCE
(\$1,200.00)

To: Advisory Neighborhood Commission 3C
From: St. Alban's Day Care Center
Joan Lynch, Director

Description of St. Alban's Day Care Center

St. Alban's Day Care Center is a private non-profit, non-sectarian day care center located in the Sunday School rooms of St. Alban's Episcopal Church at the corner of Massachusetts and Wisconsin Avenues. The day care center serves approximately 50 children from the ages of 3 to 6 years, many of whom live within the boundaries of ANC 3C. The center is open year round from 7:30 a.m. to 6:00 p.m. Although St. Alban's Church donates the weekday use of its Sunday School rooms and shares maintenance costs with the day care center, St. Alban's Day Care Center is not otherwise affiliated with the church.

One of the center's major features is its multi-cultural and multi-economic population. In dedication to the maintenance of an economically mixed population, St. Alban's struggles each year to provide financial support for those families who cannot afford to pay the entire tuition of \$50.00 per week, yet whose incomes are not sufficiently low to qualify them for government funds. St. Alban's other major financial burden is maintaining a high quality teaching staff of 10. Consequently, the center has few discretionary funds.

Need for a Fence

The center's playground is on a small piece of land (about 1/8 acre) not far from the classrooms. The playground boundary, which is in need of fencing, is only about 50 feet from Wisconsin Avenue and runs along a busy entrance to the cathedral grounds. To date the playground has been enclosed by donated snow fencing (wire with wood slats). Aside from being unattractive, it is not sturdy enough for a children's playground. The wood slats break easily, the wire gapes, and the sections of the fence fall over. Repair is at best temporary and consequently a constant chore. A contractor recently estimated the cost of a picket fence to be approximately \$1,200.00. The center cannot afford such a fence now nor in the near future.

Pertinence to ANC 3C

We think that providing an attractive and strong fence for the day care

center playground is an appropriate project for ANC 3C because:

1. Many ANC 3C children currently attend the center and others will do so in the future.
2. St. Alban's Day Care Center, a non-profit institution worthy and needy of support, is itself within ANC 3C boundaries.
3. A new, strong fence will better insure the safety of all the children who use the playground.
4. An attractive fence will be a physical improvement to the ANC 3C neighborhood, an aesthetic benefit for all who pass by the area.

Sources of Income to St. Alban's Day Care Center

| | |
|---|---------------|
| 21 full fee-paying children @ \$50/wk. | \$ 54,600. |
| 10 sliding scale children @ ave. \$30/wk. | 15,600. |
| 20 D.H.R.-supported children | 47,500. |
| Washington Preschools, Inc. | 2,000. |
| Loughran Foundation | 7,000. |
| Department of Agriculture (food) | 6,000. |
| <u>Women of St. Alban's</u> | <u>2,000.</u> |

* Projected deficit 7/78-7/79 budget 4,492
 To be covered by fundraising by parents and Board of Directors



NEW SHOPPING SERVICE

CONNECTICUT AVENUE

A bus and driver are being provided by The Jewish Council for the Aging in cooperation with St. Thomas the Apostle Catholic Church and All Souls Memorial Episcopal Church to provide transportation for senior citizens to and from grocery stores.

WHO? All Senior Citizens in the area

**WHEN? Beginning on Thursday, July 27, 1978, and on Thursdays thereafter

Between 11 a.m. and 1 p.m.

DONATION? 50¢ round trip

ROUTE? Northbound on Connecticut Avenue from Calvert Street to Van Ness Street

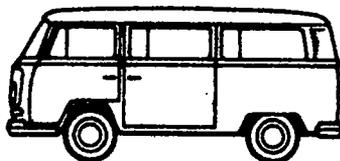
SHOPPING
AREA? Van Ness area

** For further details regarding the time and place of bus stops, call:

Mrs. Linda Canfield
Jewish Council for the Aging 881-8782

Sister Rachael Marie 234-1761
St. Thomas the Apostle 234-1488

(Please call back if one of the above persons is not available. We are eager to receive your call.)



A schedule will be published after we know how many persons are interested in this service.

JUL 24 1978



JEWISH COUNCIL for the AGING

OF GREATER WASHINGTON, INC. 6111 Montrose Road, Rockville, Maryland 20852
phone (301) 881-8782

ROSALIE B. GERBER
President

RUTH W. BRESLOW, ACSW
Executive Director

JULIUS SANKIN
GEORGE H. HURWITZ
Past Presidents

PROPOSAL FOR A TRANSPORTATION SERVICE

FOR SENIOR CITIZENS ON THE CONNECTICUT AVENUE CORRIDOR

The Jewish Council for the Aging was created in 1973 by the United Jewish Appeal Federation of Greater Washington to serve as the focal point for community efforts on behalf of the elderly. The Council reaches out to older people, identifies their unmet needs and develops programs to meet those needs. The basic philosophy of helping older adults to help themselves permeates every aspect of the Council's work. The major goal of the Council is to help seniors maintain their independence, live in dignity and remain actively involved in the community. The Council offers a wide range of services and programs for older adults.

Analysis of Need - As the District of Columbia State Plan for 1979 (and previous State Plans) has indicated, transportation is a priority need in Ward III, in which 26% of the residents are 60 years of age and older. Services, which are limited and generally costly in the Ward, are much more accessible when transportation can be provided. Many persons are struggling to manage on fixed incomes and are embarrassed by their unforeseen plight.

Transportation is one of the most frequently requested services by participants in the Adas Israel Nutrition Site, which is sponsored by the Jewish Council for the Aging and Adas Israel Congregation. Over 60% of St. Thomas the Apostle's 2,000 parishioners cite transportation as a major difficulty for them to meet very basic needs. Other churches in the area, as All Souls Memorial Episcopal Church, have expressed similar needs.

Even though public transportation is quite visible along Connecticut Avenue it does not meet the needs of many who could be called frail elderly. Public bus transportation is not equipped with help for easy ascent/descent (dropped steps); nor do public buses have lifts for the wheel-chair bound elderly. Often, older persons need assistance in walking to a seat on the bus. Testimony from July, 1977 D.C. Hearings details difficulties in obtaining taxi service.

Plan of Operation - On an experimental basis during the present summer months, the Jewish Council for the Aging of Greater Washington is providing a 3-hour-per-week transportation service for food shopping along Connecticut Avenue up to the Van Ness area. Funds are needed to continue this grocery shopping service, to expand it to two-or-more days per week (3 hours on each of these days), and to transport senior citizens to existing nutrition sites at Adas Israel and St. Thomas-All Souls.

The Jewish Council for the Aging could provide a bus and driver two or more days per week for 3 hours each day if money is available for salary of a driver and operation costs.

Proposal for a Transportation Service for Senior Citizens
on the Connecticut Avenue Corridor

Operating Costs - (\$13.00 per hour x 3 hours per day = \$39.00)

| | | |
|---|----------------|-----------------|
| \$13.00 an hour x 3 hours per day x 3 days per week | = | \$117.00 |
| Less approximate donation (from passengers) | = | 20.00 |
| | Cost per week: | <u>\$ 97.00</u> |

\$97.00 cost per week x 52 weeks per year:

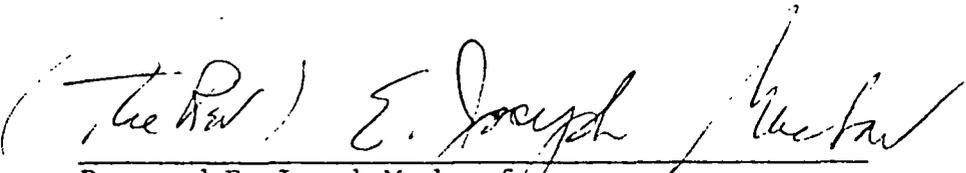
Therefore, we are requesting a grant for transportation service in the total amount of \$5,044.

RM:RWB:gg

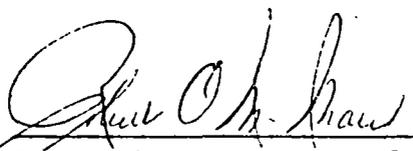
14 July 1978



 Director of Transportation for
 Jewish Council for the Aging of Greater Washington, Inc.



 Reverend E. Joseph Mackov for
 All Souls Memorial Episcopal Church



 Reverend Robert McMains for
 St. Thomas the Apostle Catholic Church

ADVISORY NEIGHBORHOOD COMMISSION 3-C
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approved

Mr. Douglas N. Schneider, Jr.
Director, Department of Transportation
Government of the District of Columbia
415 Twelfth Street, NW
Washington, D.C. 20004

Dear Mr. Schneider:

This Advisory Neighborhood Commission, in conjunction with local citizen groups, would like to review and reconsider current parking regulations applicable to Calvert Street east of Connecticut Avenue. It is presently a mix of meters and a "tour bus" zone on the Calvert Street (Duke Ellington) bridge.

As I am sure you know, the "tour bus" zone was established a number of years ago at the request of residents in Woodley Park to help meet the problems they had been facing from such buses vis-a-vis the Sheraton Park and Shoreham hotels. As a result of the "tour bus" zone, problems of this sort in Woodley Park were somewhat reduced -- but hardly eliminated.

Over the years, the "tour bus" zone has been abused by two other classes of vehicles: buses not serving hotel guests, and trucks, especially trailer trucks, that appear to be related to exhibits in either the Sheraton Park or Shoreham hotels.

As I am sure you also know, the Sheraton Park is currently engaged in a major reconstruction program. Their plans include an area in which buses can be parked and a larger loading/unloading area than they have at present. To us, this suggests that the measure suggested by Woodley Park residents a few years ago -- to allow "tour buses" to park on the Calvert Street bridge -- is no longer essential.

At the same time, both Woodley Park and its neighbors across the Calvert Street bridge in Adams-Morgan are either under the residential permit parking system or about to be. While this will help area residents, it may -- at least until the METRO rail system is open to the so-called "Zoological Park" station near the Sheraton Park hotel -- not be so helpful for persons employed in the area for whom bus transportation is either impossible, awkward, or marginally too expensive.

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Mr. Douglas N. Schneider, Jr.

July 26, 1978

You may already have been giving this matter some thought. If so, we would appreciate being informed of the issues with which you are grappling or, if you are at that point, the recommendations you might have and the timing of their possible implementation. On the other hand, if you have not been giving this particular attention, we encourage you to do so.

We would, in any event, like to suggest that any thoughts on modifications to parking regulations applicable to the Calvert Street bridge be considered not only by residents and businesses on either side, but also by the Fine Arts Commission. We would not like to see a long term change in applicable parking regulations that would result in the same kind of aesthetic assault on the vista of the Calvert Street bridge from either Rock Creek park or neighboring communities that currently plagues us in the form of run-down school buses and abandoned trailers from hotel exhibitors. At the same time, perhaps the vista from the bridge, whether from the pedestrian perspective or that of a person in a vehicle, could also be improved with the promulgation of regulations that were both sensitive to area needs for parking and aesthetic considerations.

Thank you for your continuing assistance.

FOR THE COMMISSION,

Lindsley Williams, Chairperson

cc: Honorable Jerry A. Moore, Jr.
Honorable David A. Clarke
Honorable Polly Shackleton
Executive Director, Fine Arts Commission
Chairperson, Advisory Neighborhood Commission 1-C
Chairperson, Woodley Park Community Association
Chairperson, Cleveland Park Citizens' Association
Manager, Sheraton Park Hotel
Manager, Shoreham-Americana Hotel

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approved

Mr. Douglas N. Schneider, Jr., Director
Department of Transportation
Government of the District of Columbia
415 Twelfth Street, N.W.
Washington, D.C. 20004

Dear Mr. ^{Doug}Schneider:

Residents of the block bounded by Connecticut Avenue, Garfield Street, 27th Street, and Cathedral Avenue, NW have requested that we ask your Department to install STOP signs at each end of the alley that runs through that block between Garfield Street and 27th Street.

We hope you can help us by installing signs as requested, preferably located so as to require (as traffic regulations do, technically) that vehicles stop before crossing the sidewalk.

We believe these signs are justified given the dense development in the area, large numbers of children, and considerable traffic in the alley itself.

Thank you for your assistance in this matter.

FOR THE COMMISSION,

Lindsay

Lindsay Williams, Chairperson
Committee on Transportation,
Traffic, and Parking

cc: Commissioner Arons (3C03)

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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

JUL 24 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

July 25, 1978

amended

Mr. Douglas N. Schneider, Jr., Director
Department of Transportation
Government of the District of Columbia
415 Twelfth Street, NW
Washington, D.C. 20004

Dear Mr. Schneider: *Doug*

This Advisory Neighborhood Commission has received a number of complaints about problems involving vehicles at the intersection of Wisconsin Avenue and Macomb Streets, NW.

First, there is a general problem relating to safety. Residents report at least two accidents there in the past month. And they report a number of "near misses."

Second, there is a problem of visibility. Macomb Street east of Wisconsin is much more narrow than it is to the west. Cars parked on Macomb Street restrict this visibility even if they park within the legal limits (which they don't always do). More critical, perhaps, is the placement of a bus stop just south of the intersection on Wisconsin Avenue. When busses are stopped, they block both the vision of vehicles entering the intersection from the east and the vision of the traffic signal of vehicles travelling in the same direction as a stopped bus. The fact that Wisconsin Avenue makes a slight jog to the left at that intersection probably doesn't help.

Third, there have been several complaints from residents about the difficulty they experience making a left turn from Wisconsin Avenue (southbound) onto Macomb Street (eastbound).

The purpose of this letter is to ask your help, and that of staff in your Department, to study this intersection, recommend needed actions, and take them.

From our casual study, the following seem worth considering:

1. Move the northbound bus stop on Wisconsin Avenue near Macomb Street 15 or 20 feet to the south.
2. Install larger, brighter signals at the intersection which might provide for (a) a left turn cycle for southbound vehicles on Wisconsin Avenue that wish

Single Member District Commissioners, 1978-1979

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

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Page 2 -- Mr. Douglas N. Schneider, Jr.

to proceed easterly on Macomb Street, (b) a delay in the green light provided westbound vehicles on Macomb Street from the time of the red light on Wisconsin Avenue, (c) maintenance of the present ample green/walk cycle (which is necessary because of the large number of elderly in the area, including residents at a nursing home.

I would be glad to converse with you or your staff by telephone if that would help -- or meet on site at some mutually convenient time. I can be reached through my office at 443-3175.

Thank you very much.

FOR THE COMMISSION,

Lindsley Williams, Chairperson

JUL 24 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

July 21, 1978

Dr. Walter B. Lewis
Chairperson
Zoning Commission
District Building
Washington, D.C. 20004

RE: Cases 78-1 and 78-2

Dear Dr. Lewis:

On June 30, 1978, this Commission advised you of concerns we have with respect to aspects of Zoning Commission cases 78-1 and 78-2. These concerns were of both a substantive and procedural nature.

On July 17, 1978 the Zoning Commission decided to close the public record in these complex and significant cases just four days later, July 21. This closing would potentially permit the Zoning Commission to act on these cases as early as the following week.

Quite by accident I have learned that the record on these cases now includes substantially revised recommendations from the Municipal Planning Office in the form of memoranda dated July 6 and July 11 respectively. These memoranda, which I have not had an opportunity to review, reportedly supersede each other in part and reportedly supersede earlier memoranda from MPO as well, including that of June 2, 1978. While each does (or, for those I have not personally examined and analysed, may) seem to be at substantial variance from the original hearing notice and the proposals contained therein, the situation at this time is, at best, confusing and appears to be just the kind of circumstance in which the Zoning Commission could make decisions that would be either unfortunate from a substantive perspective or legally deficient from a procedural one, or both. (In respect to both MPO's and the Zoning Commission's separate responsibilities to Advisory Neighborhood Commissions in general, and ANC 3C in particular, your attention is directed to the D.C. Court of Appeals decision in *Kopff vs. Alcoholic Beverage Commission*.)

This letter is to urge you, and each of your colleagues on the Zoning Commission, to restrict your actions to those aspects of the proposals originally set forth in the hearing

Single Member District Commissioners, 1978-1979

01-Fred Pitts
02-Ruth Haugen
03-Bernie Arons
04-Lindsay Williams

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Dr. Walter B. Lewis

July 21, 1978

notices to Cases 78-1 and 78-2 which were sustained in public testimony on them and calibrated or perfected as appropriate in response to testimony by the public. Actions the Zoning Commission may feel are desirable but which require a substantial departure from the original hearing notice, whether in your view, that of MPO, or the public -- following both the principles of common sense and decency, as well as the provisions of the Administrative Procedures Act -- should not be contemplated without a new hearing process on the revised proposals and your study of public reaction to them.

Your standing in the public's eye -- and, notwithstanding the appointive nature of your positions, your standing in the eyes of the voters of this city -- as a truly independent body vested with a significant public trust rests in large part on your handling of these cases and the many issues of substance and procedure contained in them.

My best wishes in making some tough and important decisions, including decisions on what needs to be scrapped or started over. Please keep the views of the public including the views of the organized citizenry and ANCs in mind -- and don't be reluctant to remind MPO of the role they must play under your direction.

Sincerely,

Lindsley Williams

Lindsley Williams, Chairperson

cc: Honorable David Clarke
Honorable Polly Shackleton
Mayoral Candidates
Ward III ANCs
Chairperson, WACC
Director, MPC

JUL 24 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

July 17, 1978

Honorable Jerry A. Moore, Jr.
Chairperson, Committee on Transportation
and Environmental Affairs
Council of the District of Columbia
District Building, 14th and E Streets, NW
Washington, D.C. 20004

Dear Rev. Moore:

Your committee has scheduled a public hearing on Monday, July 24, to consider several street and alley closing applications. The ninth item in the hearing notice involves the potential "closing of an alley in Square 1672, bounded by 42nd Street, Davenport Street and 43rd Street, N.W. (S.O. 77-363)" This application is related to plans announced by Safeway to construct a larger store at that location.

I intend to bring this matter to the attention of the members of Advisory Neighborhood Commission 3C when it next meets (scheduled the evening of July 24) and ask them to involve themselves in this case for several reasons. We will communicate our views to you within five days of the public hearing.

While the application appears in the hearing notice to be no more than a routine matter, there seems to be more to it than first meets the eye.

The area served by this Commission currently includes two "chain" food stores (1) Safeway in the Cleveland Park business district and (2) Giant in the Cathedral Heights area. An additional Safeway and Giant exist to the north in the Van Ness area. More important, however, is the fact that our area used to include two additional stores, one a Giant and the other a Safeway. These are now closed. Moreover, each was located in an area where it would, about two years from now, be ideally located with respect to our new subway system. The actual closing of these two stores and the unannounced but potential closing others are troubling and should be fully considered by your Committee.

The Washington Post of June 20, 1978 carried a story "The Superstores Are Coming Here" (beginning on page D7) along with a separate article announcing Safeway's plans to expand (beginning on page E1). Neither story indicated whether the new

Single Member District Commissioners, 1978-1979

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Page 2 -- Honorable Jerry A. Moore, Jr.

"superstores" would be opening while Safeway (or others) cut back or closed their smaller stores such as those that either used to or may remain serving neighborhoods such as Cleveland Park or Woodley Park.

If this is intended -- and the application does not speak to this point -- then to grant the application would, in my view be contrary to public interest. For persons without cars, and there are many such persons in this area, such a policy would force them to either use more expensive independent food stores or require them to take long bus rides or more expensive taxi rides. For persons with cars, the geographical problem is not is acute but the result would be more automotive trips and, hence, more pollution.

A second reason for bringing this to the attention of this Commission relates to a more general question of public policy. I remain under the impression that when a street or alley is closed, the land released reverts to the abutting property owner at no cost. If this practice is continuing, then it conflicts with our position on this point -- adopted in conjunction with the Apex Theater case. We may wish to urge you and your committee, again, to develop appropriate legislative changes to remedy this matter.

Thank you for considering my views in this matter. I expect to share the views of this Commission in the near future.

Sincerely,

Lindsley Williams

Lindsley Williams, Chairperson

cc: Commissioners, ANC 3C
Chairperson, ANC 3E
Chairperson, Friendship Neighborhood Coalition
Chairperson, Wisconsin Avenue Corridor Committee
Honorable Polly Shackleton

The Superstores Are Coming Here

By Jerry Knight
Washington Post Staff Writer

Superstores is what people in the food business call their newest invention, and there aren't any of them in Washington. Yet

Superstores are coming, soon, however, as part of Safeway's \$22 million expansion plan in the metropolitan area. If Giant Food doesn't get some, too, it will be only because of definitions, because Giant's biggest stores are

cludes small transactions. Food and charge cards don't mix because the service charge to merchants on bank cards is bigger than typical supermarket profits.

As the biggest food chain in the country, Safeway last year earned 91 cents on every \$100 of business. On \$11 billion of sales, it earned \$102 million in 1977.

These slim food profit margins are the reason companies such as Safeway are trying to increase the

WASHINGTON POST

WEDNESDAY JUNE 20, 1977

CAPITAL COMMERCIAL

almost "super" by the industry's standards.

So how is a superstore different from a supermarket?

It is bigger. And it sells more things, a lot more than just food.

Like television sets. You already can pick up a little Sony at the Safeway store in Olney, where the chain has its biggest nonfood department in this area, the prototype for superstore expansion here.

The Olney store is also the only store Safeway has on the East Coast that accepts bank credit cards. Mastercharge and Visa can't be used for groceries, only nonfood items, and purchase minimum pre-

portion of nonfood items that go through their checkouts.

Television sets and microwave ovens carry the biggest tickets in superstores, but there are lots of other small electric items, cameras, watches and gifts available from a serviced counter.

Housewares, a greatly expanded health and beauty aids department, auto supplies, small hardware items, greeting cards and selected softgoods—such as inexpensive canvas shoes and towels—are in the mix.

Safeway's superstore formula calls for 40,000 square feet of sell-

See **COMMERCE**, D8, Col. 1

The Superstores Are Coming Here

COMMERCE, From D7

ing space — roughly one-third to one-half more than conventional stores — with the usual meat, grocery and produce departments, the expanded nonfoods section and one or more of what food marketing people call "boutiques".

In some areas, the "boutiques" may be a wine and cheese shop, a fast food take-out or branch bank, but locally they most often will be delicatessens, bakeries or pharmacies.

Giant Food has been aggressively turning its health and beauty aids departments into full-fledged pharmacies for several years, and now has 41 of them. (Market estimates place Safeway first in the Washington market, with 33 percent of the food business to Giant's 30. In the Baltimore-Washington market, Giant is first with a 24 percent share to Safeway's 22.)

The name of the game, of course, is "one stop shopping"—buying everything at the food store, a concept that has not been notably successful in this country.

Superstores, in fact, are second- or third-generation mutations of giant stores called "hypermarches" that were born in France, emigrated to Canada, and died in

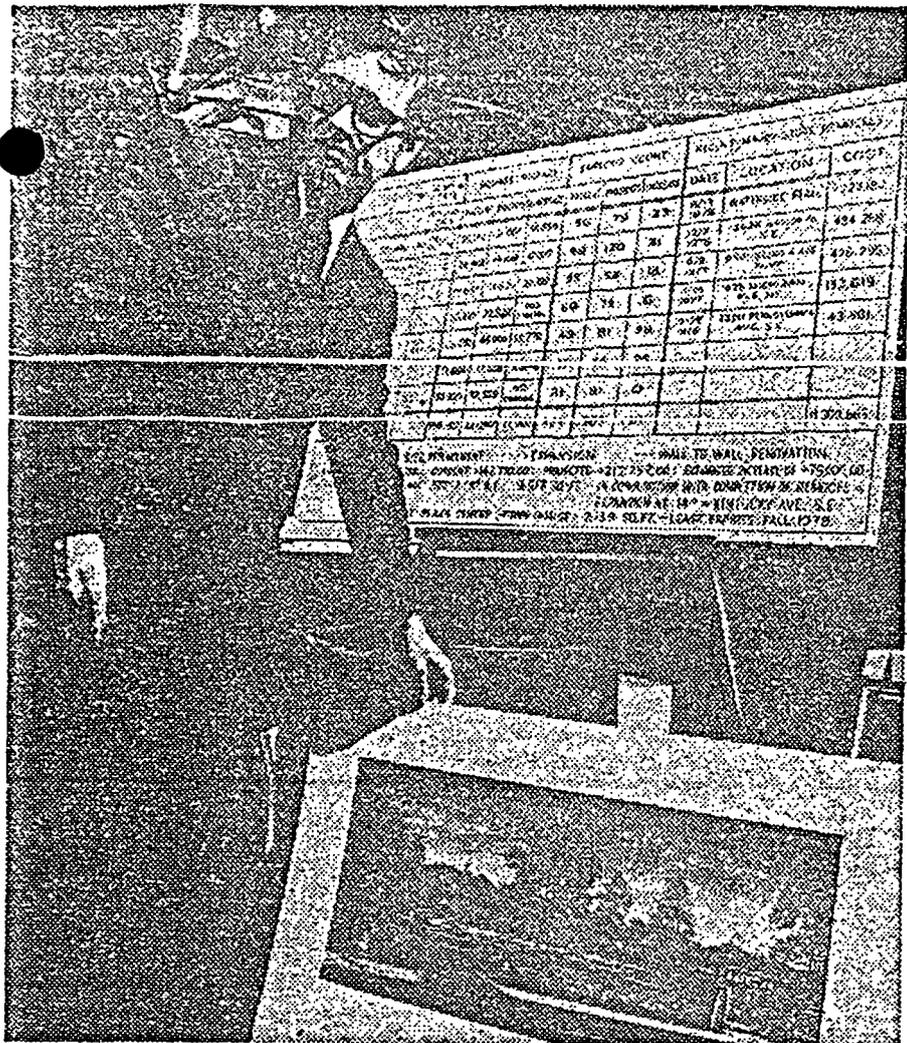
Chicago as a noble experiment of the Jewel Companies.

The first, successful, "superstores" were opened by Southwestern independent supermarket-ers as a way to one-up chains such as Safeway. Safeway is one of those companies that has a reputation for never doing anything first, but nearly always doing it better.

Superstores cater to super-shoppers, the people who spend \$70 a week or more in grocery stores. That is about 42 percent of the 2.1 million people in the greater Washington area, according to one study of local consumers. One-stop shopping also is aimed at working women, and in Washington that is a majority of adult females.

Long-time followers of food marketing such as Robert Rossner, editor of Convenience Stores magazine, see superstores as the evolutionary product of the breeding of retail giants. It is more efficient for a big chain to run 1,000 super stores than 2,000 conventional markets because overhead is lower.

But as superstores proliferate, says Rossner, so do neighborhood convenience stores running between the legs of the giants, serving the customers who don't go to their grocery store to buy a television set.



By Frank Johnston—The Washington Post
Safeway spokesman Ernest Moore shows drawing of new Georgetown store.

By William H. Jones
Washington Post Staff Writer

Safeway Stores Inc. announced yesterday a \$22 million expansion in metropolitan Washington that significantly includes three large new supermarkets in the District of Columbia and major expansions at four other city locations.

Included in the expansion program will be the largest Safeway on the East Coast—a 17,000-square-foot expansion of the current store at 415 14th St. SE, bringing total retail space there to 46,000 square feet.

The store at 14th Street and Kentucky Avenue, as well as a proposed new store north of Georgetown and a unit being constructed on University Drive in Fairfax all will be designated by Safeway as "super stores"—a name selected for combination food and general merchandise stores upon which Safeway is building a nationwide expansion program.

Safeway, which has been in the food retail business here since 1926, is the nation's largest food chain. Giant Food Inc., a regional chain which was founded here in 1936, has increased its base of business over the years to the point where its share of area food sales is nearly equal to that of Safeway, despite fewer stores.

The decision by Safeway to expand here was seen as an attempt to retain its position as the largest food retailer here. Industry sources estimate that Safeway now accounts for 33 percent of area grocery sales, with Giant close behind at 30 percent. The Great At-

SAFEGWAY, From E1

lantie & Pacific Tea Co. is third in area sales, with about 9 percent.

In the District, Safeway long has been the dominant food retailer, although the firm and its competitors have closed many stores in recent years because, according to company officials, they were too small to generate a profitable business.

Currently, the Oakland, Calif.-based company has 34 D.C. stores, including four outlets called Townhouses that feature specialty foods and somewhat higher prices. A decade ago, Safeway operated 71 stores in the city.

According to Ernest Moore, a spokesman for the Safeway division here, the company's expansion plans for the city will cost \$8.7 million. In addition, real property taxes paid to the city will increase \$75,000 a year to an annual level of \$216,000 and employment will be increased by more than 125.

In the suburbs, Safeway will spend an additional \$14.8 million for new or expanded stores that will add another 650 persons to the company's payroll. The entire building program is scheduled to be completed within 18 months.

Safeway's expansion and remodeling program in the city, announced at a news conference, include the following locations:

- A new 31,000-square-foot store at the Waterside Mall in Southwest Washington, which will replace a smaller mall store opened in 1960 and expanded in 1975. The store, to be built on M Street, will be part of an expanded retail mall that has suffered from a lack of business during subway construction since 1973.

- A 44,000-square-foot store at 1835 Wisconsin Ave. NW near Georgetown, to replace an existing 27,000-square-foot unit that will be razed after the new store is completed. Employment will be increased by 31 to

zoning approval but is being challenged in court by local citizens.

- a 35,000-square-foot store at 42nd and Ellicott Streets, NW, also to replace a smaller store (15,000 square feet) that will be open until the new store is built. Construction is scheduled to begin this summer with completion planned by next January.

- The major addition to an existing store at 14th Street and Kentucky Avenue SE, with construction scheduled to begin in November. Close to 40 new employees will be hired for the store.

- "Wall-to-wall" renovations of existing stores at 3rd Street and Rhode Island Avenue NW and 5545 Connecticut Ave. NW, to be started next month.

- An addition of 5,500 square feet to an existing store at 17th and Corcoran Streets NW, which will increase employment by 25 persons.

When the expanded store in Southeast Washington is opened, next May, a 9,500-square-foot unit at 522 7th St. SE—some seven blocks away—will be closed. Moore also revealed that Safeway plans to close its unprofitable Townhouse in the L'Enfant Plaza shopping center.

Overall, the construction will add more than 50,000 square feet of new grocery retail business in the city.

Giant, which now has seven D.C. stores, is planning to operate a new store in the O Street Market, under an experimental joint ownership arrangement with citizens groups in the Shaw area and the D.C. Development Corp.

In addition, Safeway, Giant, A&P and other food retailers have been holding periodic talks with D.C. government officials about other possible locations in the city. Herman Neugass, a city economic development official, said yesterday that he had talks with A&P representatives last week and he forecast an expansion of supermarkets on Benning Road NE

Washington Post

WEDNESDAY JUNE 20, 1978

UPDATE ON SAFEWAY CASE

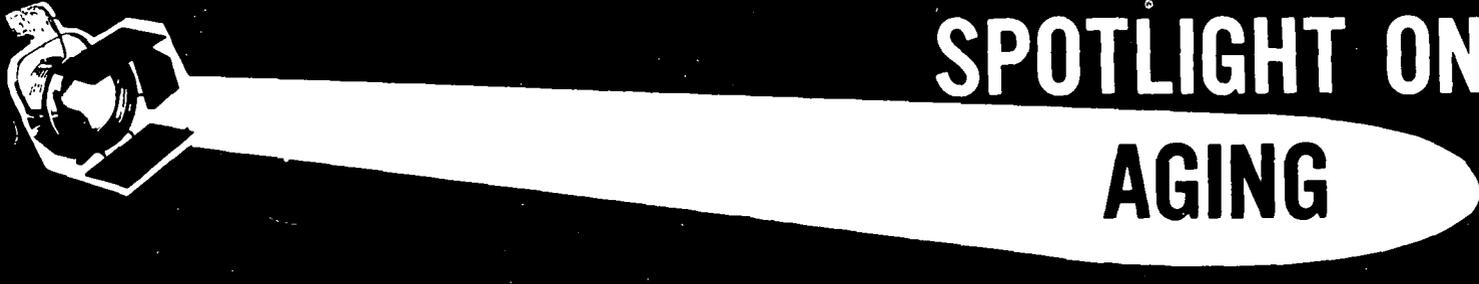
Two days of hearings, with many residents of the surrounding neighborhood in attendance, were held before the Board of Zoning Adjustment (BZA) on September 21 and October 11, 1977 on Safeway's application for a special exception to construct a parking lot on residentially-zoned (R-2) land to the west of the present Safeway site. Safeway employees testified (1) that even if its application were denied, it would not close the present store; (2) that the present store was making a profit but that nevertheless it wished to construct a store almost three times as large (from 14,639 to 38,085 sq. ft. of gross floor area) in order to serve the neighborhood with "one stop" shopping; and (3) that in expanding from approximately 7,000 to 15,000 items, there would be an approximate 500% increase in non-food items (including "auto accessories") but only an approximate 50% increase in food items, which for many items meant only an expanded number of brands from which to choose.

Numerous persons testified in opposition to Safeway's application including, Eleanor Hansen on behalf of ANC3E and John Engel on behalf of Friendship Neighborhood Coalition (FNC), for the reason that the proposed expansion would constitute an unwarranted incursion into a residential neighborhood. Offered into evidence was a petition in opposition to Safeway's application signed by 508 residents of the immediate neighborhood of the Safeway including approximately 90% of the residents between 42nd, Brandywine, 44th and Fessenden Streets. Two persons from the neighborhood testified that they did not oppose the Safeway application if a 50' buffer of trees and shrubs were provided on the western side of the proposed parking lot.

The Board of Zoning Adjustment ultimately approved Safeway's application but provided only for a 30' buffer zone to the west of the proposed parking lot and a 36' buffer for a small part of the northern side of the proposed parking lot. FNC's Board of Directors voted to appeal the BZA's grant of Safeway's application and filed a Petition for Review with the D.C. Court of Appeals on June 24, 1978.

Ultimately preventing Safeway's commercial incursion into a residentially zoned area of our neighborhood will require continued outspoken participation by individual residents of the neighborhood, as well as additional financial support. The fight continues in the D.C. Court of Appeals and possibly again before the BZA. Of immediate concern is a hearing scheduled for July 24, 1978 at 2 p.m. in Room 12 of the District Building, 14th & E Streets, N.W., being chaired by the Reverend Jerry Moore, Chairman of the Transportation Committee of the D. C. City Council. The Committee will be considering whether to close the alley running between Ellicott and Davenport Streets and behind the present Safeway store. Safeway must obtain this alley closing in order to proceed with their present expansion plans. If you can attend, your presence will go a long way in making an impact. If you wish to testify at the hearing, contact Ms. Laverne White (724-8077) by July 20, 1978. In any event, write to Councilman Moore to express your opposition to this alley closing and send a copy of your letter to: Mr. Robert A. Williams, Secretary to the Council Room 509, District Building, 14th & E Streets Washington, D.C. 20004, referencing: Closing of Public Alley in Square 1672 (S.O. 77-363).

Miriam Wilson, 4215 Ellicott Street N.W. (362-1355), is receiving donations to help defray the expenses of opposing Safeway's expansion. Checks can be made payable to Friendship Neighborhood Coalition Safeway Fund.



SPOTLIGHT ON AGING

Volume 2 No. 3

Government of the District of Columbia

June 1978

LONG TERM CARE ALTERNATIVES

One of the most difficult decisions faced as we and our relatives and friends grow older is: "What do I do when someone I am close to is no longer able to care for himself/herself?"

It is a stressful time and for a variety of reasons, such as expecting one's condition to improve, not knowing where to turn for assistance, or what assistance is available, measures to arrest, if not reverse, a person's declining condition are not sought until the problem has reached crisis proportions and family members and friends can no longer cope with what is happening.

The Office on Aging, through the Nursing Home Ombudsman Program, receives a number of calls each week from people who have reached the "end of their rope" and are seeking a nursing home bed for an elderly relative or friend as a last resort to preserve their own health, sanity and family life.

The first question to be considered of anyone seeking a nursing home is whether such a placement is appropriate.

COMMUNITY BASED AND IN-HOME SERVICES

Oftentimes, nursing home placement is sought because a person is unfamiliar with community-based services, such as home health services, homemaker services, chore services, home-delivered meals and geriatric day care. In some cases, one or a combination of these services can meet the needs of the elderly person and avoid unnecessary or premature institutionalization.

Home Health Services

Home health services can benefit an elderly person who can continue to reside in a home setting, but is in need of medical supervision, nursing, therapeutic and/or personal care services.

Several agencies and hospitals in the District provide home health services. Financial assistance is available, in some cases, through Medicare, Medicaid, the D.C. Medical Charities Program, Veteran's Administration benefits and grant funded programs such as those funded by the Office on Aging.

When contacting the following home health agencies about programs providing free or reimbursable care, *it is important to inquire about the limitations of these programs.*

| | | |
|--|--|--|
| Capitol Hill Homemaker and Health Aid Services, Inc. 411 8th Street, S.E. 547-2230 | Ann Archibald Hall, 2nd Floor D.C. General Hospital (Certified for Medicare and Medicaid, D.C. Medical Charities Program) 727-0270 | for Medicaid certification) 362-2996 |
| Community Group Health Foundation, Inc. 3020 14th Street, N.W. (Certified for Medicare and Medicaid) 745-4452 745-4396 | Home and Family Services 1025 Vermont Avenue, N.W. 737-0010 | Home Care Program for Cancer Patients George Washington University Hospital 1229 5th Street, N.W. (Services available only to cancer patients being treated by G.W. physicians) 676-4273 |
| Home Care Services Branch Community Health and Hospital Administration, D.H.R. | Consumer Health Services for the Washington Metropolitan Area, Inc. 5100 Wisconsin Avenue, N.W. Suite 305 (Certified for Medicare, have applied | Home Care Program for Cancer Patients Georgetown University 3800 Reservoir Road, N.W. (Services available only to cancer |

patients living within 30 minutes driving time of G.T., and living with a responsible party)
625-7450

Home Health Services of Metro
Washington, D. C.
2025 Eye Street, N.W.
(Certified for Medicare)
296-2430

Hospital-based Home Care Program
V.A. Hospital
50 Irving Street, N.W.
(Services available only to V.A. Hospital patients or V.A. placed nursing home residents ready for discharge to a home setting)
389-7256

Up John Homemakers
1346 Connecticut Avenue, N.W.
785-2929
Visiting Nurse Association
1842 Mintwood Place, N.W.
(Certified for Medicare and Medicaid, D.C. Medical Charities Program, OOA)
387-7333

Homemaker Services

An elderly person who can reside in a home setting, but is in need of assistance with housekeeping, meal preparation, some activities of daily living and, in some instances, support for continued medical treatment plans (in conjunction with home health services) can benefit from homemaker services.

Many persons receive both home health and homemaker services. The complementary nature of these two support services are reflected in the fact that many home health agencies provide homemaker services as well.

Financial assistance for homemaker services is available in some instances through grant funded projects such as those funded by the Office On Aging and through the Title XX Comprehensive Social Services Program Administered by the Department of Human Resources.

Capitol Hill Homemaker and Health
Aid Services, Inc.
411 8th Street, S.E.
(Title XX)
547-2230

Home and Family Services
1025 Vermont Avenue, N.W.
737-0010

Homemaker Services of the
National Capital Area
1234 Massachusetts Avenue, N.W.
(OOA)
638-2382

Community Group Health
Foundation, Inc.
3020 14th Street, N.W.
745-4452 745-4396

Home Care Unit
First Baptist Social Services
715 Randolph Street, N.W.
723-4313

Up John Homemakers
1346 Connecticut Avenue, N.W.
(Title XX)
638-6874

Chore Services

The elderly person who can reside in a home setting, but is in need of assistance with household tasks, shopping and other light work, which does not require the service of a trained homemaker, can benefit from chore services.

Financial assistance for chore services is available through the Title XX Program and other grant funded programs.

House Keeping Program
Central Intake
Columbia Senior Center
4121 13th Street, N.W.
829-4408

Chore Aide Program
Social Services Intake
Social Rehabilitation Administration, DHR
122 C Street, N.W.
(Title XX—Contracts are signed with individual chore aides)
727-3210

Home Delivered Meals

Elderly persons who have difficulty in preparing their own meals and are unable to participate in congregate meal programs, can benefit from home delivered meals.

Programs sponsored by the Office on Aging deliver one meal a day, five days a week, at no set charge.

The Meals on Wheels Programs in the District deliver a hot and cold meal, five to seven days a week, at the prices listed below.

Nutrition Programs

Change, Inc.
3308 14th Street, N.W.
387-3725

Friendship House Assoc., Inc.
619 D Street, S.E.
547-8880

Southeast Neighborhood House
1225 Maple View Place, S.E.
889-1700

Episcopal Diocese of Washington
Moun Saint Alban
537-0920

Washington Urban League, Inc.
2375 Rhode Island Ave., N.E.
529-8702

Meals on Wheels Programs

Capitol Hills Meals on Wheels
Capitol Hill Methodist Church
421 Seward Square, S.E.
(cost per week: \$12.00) 546-1000

Hillcrest Area Meals on Wheels
East Washington Heights Baptist
Church
2220 Branch Avenue, S.E.
(cost per week: \$15.75, 7 days)
575-3218

New York Avenue Meals on Wheels
N.Y. Ave. Presbyterian Church
1313 New York Avenue, N.W.
(cost per week: \$12.00)
393-3949

Upper Northwest Washington
Meals on Wheels
Emory Methodist Church

6100 Georgia Avenue, N.W.
(cost per week: \$12.00) 723-5617

Ward Circle—Georgetown
Meals on Wheels
National Presbyterian Church
4101 Nebraska Avenue, N.W.
(cost per week: \$14.00)
537-2800

Geriatric Day Care

Geriatric day care provides elderly persons who are in need of supervision, with therapeutic recreation, socialization, counseling, a noon-day meal and oftentimes a variety of medical, psychiatric and therapeutic services at a community based center.

Day care programs generally charge a fee for service, based on a sliding scale. Day care services can be obtained for those at least 60 years of age, at no charge from centers funded by the Office on Aging.

Area "C" Geriatric Day Care
461 H Street, N.W., Rm 112
727-0438

Convalescent Day Care Center
2800 Otis Street, N.E.
(Title III)
526-4100

D.C. Village Multi-Disciplinary
Geriatric Extension Program
#2 D.C. Village Lane, S.W.
(OOA)
889-1700 ext. #38

Downtown Cluster's Geriatric
Day Care Center, Inc.
900 Massachusetts Avenue, N.W.
(OOA)
347-7527

Lutheran Social Services
Area "B" Geriatric Day Care
1125 Spring Road, N. W.
(OOA)
576-7179

Psychiatric Day Care
Barney Neighborhood House
3118 16th Street, N.W.
(mixed age group)
232-1354

St. Elizabeth's Hospital
Area "D" Geriatric Day Care
2700 Martin Luther King, Jr. Ave., S.E.
562-4000

A number of community and in-home services are available to the elderly who need some support to maintain themselves in a home setting. Some of the other community services not discussed in this article include transportation and escort, telephone reassurance, friendly visiting, mental health counseling, legal aid, congregate meals, recreation and many others.

To find out more about these services, call the Office on Aging, Information and Referral Services at 724-5626.

SUPPORTIVE HOUSING

Elderly persons unable or no longer interested in maintaining their own house or apartment can benefit, in some instances, from the limited number of supportive housing arrangements available to District residents.

Congregate Housing

Congregate housing, which provides residents with private living quarters and a limited range of support services, such as meals in a central dining room and housekeeping services, is available in a limited number of facilities in the District. The Roosevelt Hotel for Senior Citizens, the Thomas House and the Chevy Chase House, as well as a number of nursing homes with residential wings, are examples of congregate housing.

Specific referrals to such facilities can be obtained from the Office on Aging Information and Referral Services at 724-5626.

Group Homes

Communal living arrangements for the elderly, whereby a few residents share an apartment or a house as well as household chores and meal preparation, oftentimes with the assistance of services provided by a sponsoring social service agency, are available on a very limited basis in the Metropolitan Washington area. The Richmond Fellowship of the Metropolitan Area and the Jewish Council on Aging in Rockville (Md.), have provided the major impetus in the development of this type of housing alternative for the District's elderly.

More recently, St. Elizabeth's Hospital has provided group home settings for patients who can benefit from such a community placement, and St. Francis De Sales Church, in conjunction with Catholic Charities, is in the process of renovating a home to be used as a group home for the elderly.

For more information about group homes for the elderly, call the Office on Aging Information and Referral Services at 724-5626 or Nursing Home Ombudsman Program (724-5622).

Residential Respite Care

An elderly person, dependent upon those with whom he/she resides for support to remain in a home setting, can benefit from residential respite care when he/she must be left alone by his/her "supporters" for a few days or a week at a time.

A limited number of facilities in the District, such as the Roosevelt Hotel for Seniors, Chevy Chase House and Stoddard Baptist Home, will accept persons in need of minimum supervision for a specified number of days at a daily rate.

Roosevelt Hotel for Seniors
2101 16th Street, N.W.
DE 2-0800

Chevy Chase House
5420 Connecticut Avenue, N.W.
686-5504

Stoddard Baptist Home
1818 Newon Street, N.W.
667-5511

Community Residence Facilities (CRFS)

An elderly person who is in need of a residential placement, personal supervision and some assistance with the activities of daily living, can benefit from residing in a community residence facility.

CRF's which are often referred to as foster care homes, personal care homes and protective care homes, will be licensed for the first time by the District government in the latter part of 1978, based on the Community Residence Facility Licensure Act of 1977 (D.C. Law 2-35).

Under the new licensure law, CRF's will be required to provide the following services:

1. *Medications*—provide means for proper storage and disposal of drugs.
2. *Dietary Services*—provide for the reasonable nutritional, emotional, religious, cultural and therapeutic dietary requirements of residents.
3. *Rehabilitation*—assist residents in achieving an optimum level of function and self-care through education and re-training in the daily activities of living, with the assistance of qualified therapists when appropriate.
4. *Housekeeping Services*—maintain a safe, clean, orderly, attractive and sanitary interior and exterior residence free from accumulations of dirt, rubbish and objectionable odors.
5. *Laundry Services*—maintain an adequate supply of clean linens (bed linens must be changed at least weekly), and care for the personal laundry of residents.
6. *Social Services*—assist residents in obtaining a social evaluation and plan from a qualified social worker and help implement plan.
7. *Resident Activities*—provide books, periodicals, newspapers and audio and audio-visual entertainment, and encourage residents to participate in community activities.
8. *General Supervision*—monitor the physical, social and psychological condition of the resident, assist the resident in securing needed services and inform the resident's sponsor at least semi-annually of the resident's general condition.

In addition to the provision of services, the Residence Director will be responsible for providing a supportive and protective environment to each CRF resident to promote his or her comfort, self-esteem and personal dignity, and to ensure that the residents' property and civil rights are respected.

As a condition of licensure, it will be necessary in the near future for a Resident Director to provide a copy of the "rights and privileges" of CRF residents, to each resident and sponsor upon admission. A copy of these "rights and privileges" can now be obtained by contacting the Office on Aging, Nursing Home Ombudsman Program at 724-5622.

It is important to note, that although the recently passed Community Residence Facility Licensure Act requires all CRFs to be licensed and inspected annually by the District government, the law has not yet been implemented. Some of the homes which will fall under the purview of D.C. Law 2-35, are licensed by the D.C. Department of Economic Development (DED) as room and board facilities, but the quality of care provided is not addressed by the D.E.D. licensure process.

The Department of Human Resources and the Model Cities Senior Center, in addition to a few hospitals including St. Elizabeth's Hospital, operate adult placement programs whereby their clients/patients are placed in CRFs which have been approved and are regularly monitored by the sponsoring social service agency or hospital. In the early part of 1979, a Central Referral Bureau will be established under D.C. Law 2-35, with responsibility for assessing a clients' needs, recommending an appropriate placement in a CRF or nursing home, and monitoring the quality of care provided by these facilities. However, until the CRF licensure process is in place, it is wise to arrange CRF placements through an agency which performs a monitoring function.

The agencies and hospitals which sponsor CRF adult placement programs are listed below:

| | | |
|---|---|--|
| Adult Community Placement Program Model Cities Senior Center 35 K Street, N.E. 789-0055 | Area "B" Community Mental Health Administration, D.H.R. 1125 Spring Road, N.W. 576-7178 (Sara Lee) | St. Elizabeth's Hospital Community Placement Program 2700 Martin Luther King, Jr. Avenue, S.E. 574-7139 (St. Elizabeth's patients only) |
| Adult Placement Office Department of Human Resources Social Rehabilitation Administration. 122 C Street, N.W. 727-3253 | Area "C" Community Mental Health Administration, D.H.R. 1905 E Street, S.E. 626-7321 (Mrs. Goldthorp) | Veterans Administration Hospital Community Care Social Work Section Personal Care Program 50 Irving Street, N.W. 483-6666 Ex. 7434 (V.A. patients only—Ray Briscoe) |
| Area "A" Community Mental Health Administration, D.H.R. 3246 P Street, N.W. 673-7431 (Margaret Hollister) | | |

NURSING HOMES

Many persons do not have a clear understanding of what a nursing home is and frequently confuse nursing homes with retirement homes, personal care homes, foster care homes and other types of supportive housing for the elderly.

Nursing homes are facilities licensed by the District government (based on the D.C. Health Care Facilities Regulation 74-15), to provide skilled and/or intermediate nursing care services, in addition to a wide range of supportive social, recreational and therapeutic services, to persons who are assessed by a physician as needing such care.

Services provided by nursing homes either directly or through a contractual arrangement, include:

1. *Physician Services and Medical Supervision*—each resident is to see a physician at least every 30 (skilled care) to 60 (intermediate care) days, physician must develop a patient care plan and review the plan every 30 to 60 days.
2. *Nursing Services*—personal care and restorative nursing services, such as, teaching self-care and bladder and bowel control.
3. *Dietary Services*—a minimum of three meals per day, provision of therapeutic diets, feeding assistance to residents who are blind or otherwise handicapped.
4. *Restorative Services*—physical, occupational and speech therapies.
5. *Pharmaceutical Services*—system for obtaining, controlling and administering drugs.
6. *Diagnostic Services*—x-ray, audiological, ophthalmologic and clinical lab work.
7. *Dental and Podiatric Services*
8. *Social Services*—each resident receives a social evaluation, social worker develops and implements appropriate social plan.
9. *Resident Activities*—suited to the needs and interests of all residents to encourage restoration to self-care and resumption of normal activities of living.

Residents' Rights

Nursing homes serve as both a nursing care facility and a home to their residents and as such, must provide a supportive environment maintained to promote self-esteem, personal dignity, and to ensure that the resident's property and civil rights are respected and protected.

To reinforce the rights of nursing home residents, the "rights of patients" were incorporated into the nursing home licensure process through the D.C. Health Care Facilities Regulation 74-15, later amended by D.C. Law 2-35.

Nursing homes are required to present a copy of the following "rights and privileges" of the nursing home resident, to each resident and sponsor upon admission:

- (1) *The Administrator shall not handle the personal business affairs of patients, without first being authorized to do so in writing by the patient, if competent, or if not, by his sponsor.*
- (2) *An accurate record shall be kept of all funds and personal property deposited for safekeeping with the facility for use by the patient. This record shall contain a listing of all deposits and all withdrawals made, substantiated by receipts. A copy of the record shall be presented to the patient and sponsor on a semi-annual basis and upon transfer or discharge from the facility.*
- (3) *The facility shall provide for the safekeeping of possessions and valuables of patients if they request this service. Provided that, a limitation may be placed on the dollar value of the valuables and possessions accepted by the facility. In such cases the patient or his sponsor shall be provided with a receipt for these items.*
- (4) *Patients shall be encouraged and allowed to wear their own clothing. If clothing is provided by the facility, it shall be appropriate, clean and well fitting.*

- (5) *Patient's mail shall be delivered unopened, unless medically contraindicated by a physician in the patient's medical record or unless the mail relates to financial affairs for which responsibility has been designated to the facility in accordance with the facility's patients' rights policies adopted in compliance with 20 CFR Sec. 405.1120 (k).*
- (6) *Patient's shall have access to a telephone or the right to have a private telephone.*
- (7) *Provisions shall be made for patients, who so desire, to bring personal possessions and furnishings to their living quarters in the facility unless the facility can demonstrate that it is not practical or feasible or safe.*
- (8) *Patients shall have the rights of privacy in their rooms and facility personnel shall respect this right by knocking on the door before entering a patient's room. If married, a patient should be assured privacy for visits by his or her spouse. If both are in-patients in the facility, they should be permitted to share a room, unless medically contraindicated as documented by the attending physician in the patient's medical record.*
- (9) *Physical and mental harassment or abuse of patient is prohibited.*
- (10) *Each patient shall have the right to retain the services of his personal physician at his own expense if able or under Medicare, Medicaid or any other plan. When appropriate, the personal physician shall supply the health care facility with his medical findings after examining the patient.*
- (11) *Provisions shall be made to meet the spiritual needs of the patient by:*
 - (A) *Advising the proper clergyman, when requested by the patient or sponsor, of the patient's admission to the facility.*
 - (B) *Allowing patients to attend religious services of their choice in the community.*
- (12) *No religious beliefs or practices shall be imposed on any patient.*
- (13) *Patients shall be provided the right of registration and disposition of complaints without being intimidated by threat of discharge or other reprisal. Upon admission and thereafter upon request all patients, next of kin and/or sponsors shall be provided with the address and telephone number of the local Social Security Office & the District Licensing Office as designated by the Commissioner.*

Placement Process

If it is determined that nursing home care is appropriate for an individual, the method of payment for such care determines how one must proceed with the placement process.

The cost of nursing home care in the District averages about \$1,000 per month. If a District resident cannot afford the cost of his or her care and is not covered by private insurance, Medicare or a work/retirement benefit program for the *entire length of stay*, that only public benefit program available to supplement the cost of nursing home care is the D.C. Medicaid Program.

The following chart outlines the procedure for placing an individual in a nursing home through the D.C. Medicaid Program and as a private pay resident.

MEDICAID

1. Obtain DHR Form No. 867, Application for Medical Assistance, from Ms. Barbara Pickens, DHR, PAA, 500 1st St., N.W., Washington, D.C. 20001, Room 3087, telephone number: 725-5138.
2. Obtain DHR Form No. 1120, Request for Prior Authorization of Medical Eligibility for Skilled and Intermediate Nursing Care, from Ms. Elnora Rhodes, National Capital Medical Foundation (NCMF), 1828 L St., N.W., Suite 401, Washington, D.C. 20036, telephone number: 223-4422.
3. Complete DHR Form No. 867 and return to Ms. Pickens.
4. Have your physician complete Form No. 1120 and return to Ms. Rhodes.
5. You will receive within 7 days, three copies of Abstract Form 200, Long Term Care Certification Abstract, from the N.C.M.F. indicating; (a) the level of nursing care the applicant requires (skilled or intermediate nursing care), and (b) the applicant has 30 days to find a suitable placement in a licensed nursing home participating in the D.C. Medicaid Program at the appropriate level of care.
(If the applicant is not placed within 30 days, an updated DHR Form No. 1120 signed by a physician must be submitted to Ms. Rhodes).
6. Note the list of licensed nursing homes participating in the D.C. Medicaid Program (6 in D.C., 3 in Maryland).
7. Contact the homes in which you are interested and arrange a visit. It is helpful to meet with the admissions director, social worker and resident activities director of each home. *(Consumer guides are available on how to select a nursing home by calling the Office on Aging, NHOP, 724-5622. In addition, a summary of inspection reports on Medicare/Medicaid certified homes in the Metro area are available at the National Council of Senior Citizens Nursing Home Information Office, 347-8880).*
8. Obtain an admission package from each home in which you are interested. Make sure it includes an application form, the admission contract/agreement, resident rights and responsibilities, and a description of the services provided and associated fees. *Not all services are included in the per diem rate.*

9. Review the admission packages *carefully* and complete and return the applications to those homes in which you are interested. *Inquire as to how often applications must be updated and keep them updated.*
10. When you are notified of an available bed, the nursing home admissions personnel will explain the admission process and what papers must be signed—usually the admission contract/agreement and the list of resident rights and responsibilities.
11. The applicant moves into the facility.
12. Once the applicant is placed, Ms. Pickens reviews DHR Form 867 to determine whether the applicant is eligible to participate in the D.C. Medicaid Program. The applicant will receive notification of his “payability”, and if eligible, Ms. Pickens will authorize payment to the nursing home for the care of the applicant.

PRIVATE PAY

1. Receive a medical exam from a physician capable of determining what level of nursing care is required—skilled or intermediate.
2. Note the list of licensed nursing homes in the District. You may also wish to obtain a list of homes in the Metropolitan Washington area from the D.C. Office on Aging, NHOP, 724-5622.
3. Follow steps No. 7 through 10 in the Medicaid Placement Process.
4. The person seeking nursing home placement moves into the facility.

Throughout the procedures described above, which could take several months for those seeking a Medicaid placement due to the shortage of Medicaid certified nursing home beds in the District, the individual awaiting placement should be involved as much as possible and prepared for his or her impending relocation to a nursing home.

Assistance in Negotiating the System

If a hospital patient is in need of any type of placement or in-home services upon discharge from the hospital, the hospital social work staff is responsible for assisting the individual and his family in making the necessary arrangements prior to discharge.

If an elderly person residing in the community needs assistance in securing a nursing home placement, in-home services, etc., various public and private social service agencies will assist. Contact the Office on Aging, Information and Referral Services at 724-5626, for the agency closest to you.

Problems With Nursing Home Care — Nursing Home Ombudsman Program

Once an individual is placed in a nursing home, it is important for friends and relatives to visit regularly. If the care provided to a resident of a home appears inadequate or questionable and the administrator of the home is not responsive to your concerns, please contact Karyn Barquin, D.C. Office on Aging, Nursing Home Ombudsman Program, 1012 14th Street, N.W., Suite 1106, Washington, D.C. 20005, telephone number: 724-5622.

The Nursing Home Ombudsman Program was established in October, 1975, to ensure the rights of the elderly residing in District nursing homes through community concern and action.

The Nursing Home Ombudsman is available to:

1. Answer questions pertaining to long term care services in the District.
2. Work towards the resolution of nursing home complaints.
3. Orient, train and provide support to all groups committed to improving the quality of life for District nursing home residents.

Keep in mind the importance of maintaining or cultivating relationships with the residents in nursing homes. The quality of life in nursing homes is often contingent upon the concern and action demonstrated by the community in which it is located.

Licensed/Certified Nursing Homes

All nursing homes operating in the District of Columbia must be licensed by the District government according to D.C. Health Care Facilities Regulation 74-15.

In addition to obtaining a nursing home license, those homes interested in participating in the Medicare and/or Medicaid Program(s) must be certified by the District government based on Federal Medicare and/or Medicaid Standards of Participation.

The chart below, compiled by the Health Information System, Metropolitan Washington Council of Governments, lists the licensed nursing homes in the District, indicating which homes are participating in the Medicaid and/or Medicare Programs. Three nursing homes located in Maryland are also listed below because of their participation in the District Medicaid Program.

INVENTORY OF FACILITIES FOR THE AGED

| FACILITY NAME, ADDRESS, TELEPHONE | Federally Certified Beds | | | | Licensed Bed Capacity | | | Total Beds |
|--|--------------------------|------------------|-----------------------------|---------------------------|-----------------------|--------------|-------------|------------|
| | Skilled Nursing | | | Inter- mediate Care | Skilled | Intermediate | Residential | |
| | Medicare Only | Medicaid Only | Medicare and Medicaid | | | | | |
| Army Distaff Home 6200 Oregon Avenue, N.W. 20015 Col. Wyly Jones—966-3073 | — | — | — | — | — | 48 | 265 | 313 |
| Baptist Home of the District of Columbia 3700 Nebraska Avenue, N.W. 20016 Rev. William P. Harris—363-9644 | — | — | — | 47 | — | 47 | 29 | 76 |
| D.C. Village #2 D.C. Village Lane, S.W. 20032 Mr. David Schwartz—767-7742 | — | — | 51 | 51 | 51 | 51 | 500 | 602 |
| MarSalle Convalescent Home 2131 O Street, N.W. 20037 Ms. Sally Mills—785-2577 | — | — | 41 | 161 | 41 | 161 | — | 202 |
| Masonic and Eastern Star Home 6000 New Hampshire Avenue, N.W. 20011 Mr. George F. Worth—882-9300 | — | — | — | — | — | 139 | — | 139 |
| Methodist Home of the District of Columbia 4901 Connecticut Avenue, N.W. 20008 Ms. Elsie Lesko—966-7623 | — | — | — | — | — | 28 | 70 | 98 |
| National Lutheran Home for the Aged 18th and Douglas Streets, N.E. 20018 Pastor R. Reichard—529-6122 | — | — | 52 | 255 | 52 | 255 | — | 307 |
| Presbyterian Home of the District of Columbia 3050 Military Road, N.W. 20015 Dr. K. W. McCracken—363-6116 | — | — | — | — | — | 32 | 62 | 94 |
| Washington Home 3720 Upton Street, N.W. 20016 Mr. David R. Matlack—966-3720 | — | — | 178 | — | 121 | 57 | — | 178 |
| Wisconsin Avenue Nursing Home 3333 Wisconsin Avenue, N.W. 20015 Ms. Ann Philbin—362-5500 | 50 | — | — | 50 | 50 | 311 | 49 | 410 |

MARYLAND NURSING HOMES PARTICIPATING IN THE D.C. MEDICAID PROGRAM

| FACILITY NAME, ADDRESS, TELEPHONE | Federally Certified Beds | | | | Licensed Bed Capacity | | | | Total Beds |
|---|--------------------------|------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------------|------------------------------------|--------------------------|------------|
| | Skilled Nursing | | | Inter- mediate Care | Skilled (Extended Care) | Inter Care Type A (Long-Term) | Inter Care Type B (Personal) | Domi- ciliary Care | |
| | Medicare Only | Medicaid Only | Medicare and Medicaid | | | | | | |
| American Nursing Home and Convalescent Center 9211 Stuart Lane Clinton, Maryland 20735 Ms. Victoria Higley—868-3600 | — | — | 50 | 215 | 50 | 215 | — | — | 265 |
| Hebrew Home of Greater Washington 6121 Montrose Road Rockville, Maryland 20852 Mr. Samuel Roberts—881-0300 | — | — | 101 | 165 | 101 | 165 | — | — | 266 |
| University Nursing Home 901 Arcola Avenue Wheaton, Maryland 20902 Mr. Robert N. Hagerman, Jr.—649-2400 | — | 49 | 101 | — | 150 | — | — | — | 150 |

ANNUAL PUBLIC HEARINGS

Information and Referral Services

The D.C. Office on Aging will hold public hearings on the District's 1979 Plan on Aging, in the City Council Chambers on Thursday, June 29, 1978, from 10 - 12 Noon, 2 - 4 p.m. and 6 - 8 p.m. All concerned citizens are invited to attend. Persons interested in submitting written testimony and/or obtaining additional information may call 724-5622.

If you need assistance in securing those services which make life easier call the Information and Referral Division of the Office on Aging at 724-5626.

JUL 24 1978

July 21, 1978

SPECIAL ANNOUNCEMENT

On Wednesday, July 26, 1978 at 11:30 a.m. the McLean Gardens Residents Association will hold a press conference to publicize our request for assistance from the City Council, Mayor Washington, and Congressman Fauntroy in asking Mr. Mize to negotiate with us in good faith to assure that we can stay in our homes at prices we can afford. The notice printed below was prepared for the press in conjunction with the distribution of the letter to our elected officials asking for their help. Please support our efforts by attending this important event to be held across the street from the Administration Building at 38th and Porter Streets. Our attorney, members of the City Council, and the press will be there.

You should also know that over half of the Gardens is still occupied in spite of CBI's harassment and attempts to evict us. Time is on our side. The longer we stay and fight for our homes, the stronger our position becomes.

P R E S S R E L E A S E

The McLean Gardens Residents Association today requested the assistance of City Government officials in their efforts to maintain "mixed and balanced" housing at McLean Gardens, the 723 unit, low- and moderate-income apartment complex in Northwest Washington that is currently owned by the Chicago Bridge and Iron Corporation ("CBI"). In a letter to Delegate Fauntroy, Mayor Washington, Chairman Tucker, and the Members of the City Council, the Association recounted their recent attempts to negotiate with Dwight Mize, the California realtor who has contracted with CBI to purchase and convert the Gardens into \$45,000 to \$75,000 condominiums. Noting that to date Mr. Mize has "summarily rejected any alternatives to mass eviction and blanket condominium conversion of the Gardens," the Association's letter concludes with a request that the Mayor and City Council "call upon Mr. Mize to negotiate with us in good faith."

The Association also provided the City Government officials with a copy of a "Balanced Development Proposal For McLean Gardens," which it has submitted to Mr. Mize. The proposal sets forth a three-part development plan under which approximately one-fourth of the Gardens would be retained as rental units for persons of low or moderate income, another one-fourth would become minimally renovated condominiums, and the remainder would be converted according to the plans Mr. Mize has announced. Such a plan, according to the Association, would preserve or enhance "the healthy mix of income, social and ethnic groups which has long made the Gardens unique, while at the same time providing Mr. Mize an attractive return on his investment."

Reminding the city officials of the "rapid disappearance of low and moderately priced rental housing in Washington," and noting that "fully half of the residents of McLean Gardens have household incomes below \$15,000 per year," the Association stressed that Mr. Mize's present plans amount to "mass eviction" from the District of Gardens residents, "many of whom have lived in the Gardens for more than 20 years." The letter, which was signed by James McCabe, the Association's Chairman, called upon the city officials to help in formulating alternative plans that would offer a permanent solution for the continuing McLean Gardens controversy.

For further information, contact Anita DeRemer (362-6456) or Jack Koczela (966-7831).

JUL 24 1978

MCLEAN GARDENS RESIDENTS ASSOCIATION
P. O. Box 39080
Washington, D.C. 20016

July 21, 1978

Honorable Sterling Tucker
Chairman
Council of the District of Columbia
City Hall
Washington, D.C. 20004

Dear Chairman Tucker:

On behalf of the McLean Gardens Residents Association, I ask for your assistance in our search for an equitable and balanced solution to the McLean Gardens controversy. Recent events with regard to the plan Dwight Mize has announced for the conversion of the Gardens to condominiums suggest that active involvement by the City Government could be the key to finding and implementing such a solution.

As you may be aware, the Residents Association is currently pursuing, before administrative bodies and the courts, a number of legal challenges to the actions Chicago Bridge and Iron Corporation ("CBI") has taken to evict us and to Mr. Mize's plan for total condominium conversion. We are prepared to press these challenges as long as necessary to achieve a just resolution of the controversy over the Gardens. At the same time, however, we have initiated contact with Mr. Mize in hope of reaching a negotiated settlement acceptable to all parties.

July 21, 1978
Page Two

We have suggested for Mr. Mize's consideration a number of alternatives to wholesale condominium conversion that would retain within the Gardens a mixed and balanced range of housing. Thus, for example, we have suggested that, in addition to high priced, fully renovated condominiums, Mr. Mize consider such possibilities as lease cooperatives and minimal renovation ("as is" condominiums) for certain of the buildings. We believe that these alternatives would make it possible to preserve, or even enhance, the healthy mix of income, social and ethnic groups which has long made the Gardens unique, while at the same time providing Mr. Mize an attractive return on his investment.

Because we had been led to believe that Mr. Mize welcomed good faith negotiation toward a creative and equitable solution for the Gardens, we sought to begin discussions. When we met with him and his counsel on July 6 and 7, however, we were disappointed to learn that he had summarily rejected any alternatives to mass eviction and blanket condominium conversion of the Gardens.

The extent of Mr. Mize's flexibility to date has been an offer of temporary accommodations for a tiny fraction of the Gardens' elderly residents. As for all other residents, Mr. Mize has made clear his lack of interest in considering any solution other than eviction for those unable to afford one of his proposed \$45,000 to \$75,000 condominiums. Since fully half of the residents of McLean Gardens have household incomes below \$15,000 per year, according to a recent Residents Association survey, Mr. Mize's "solution" is nothing other than mass eviction of Gardens residents, many of whom have lived in the Gardens for more than 20 years. Given the rapid disappearance of low and moderately priced rental housing in Washington, Mr. Mize's current proposal amounts of wholesale eviction from the District of Columbia itself.

July 21, 1978
Page Three

Despite Mr. Mize's current position, we still have hope of finding an acceptable middle ground. Attached is a copy of our "Balanced Development Proposal," which we have submitted to Mr. Mize. The chances for implementing our proposal or arriving at any other negotiated settlement of this controversy may depend largely on the willingness of the City Government to play an increasingly active role.

We therefore ask that you call upon Mr. Mize to negotiate with us in good faith. We further request your help in formulating alternative solutions for the Gardens. We welcome any suggestions you may wish to make, and we are willing to meet with you at any time.

We look forward to your reply.

Sincerely,

James McCabe, Chairman
The McLean Gardens
Residents Association

cc: Mr. Dwight Mize

Balanced Development Proposal
For McLean Gardens

To Mr. Mize:

We would like you to consider the following proposal for a balanced development plan for McLean Gardens.

Underlying the proposal that follows are certain principles which we consider to be fundamental. First, with respect to the entire complex, any plan must be designed for the permanent retention to a substantial degree of the present character of the Gardens. Such character includes both the Gardens' physical structure (e.g., density, open spaces) and its population make-up (e.g., age range, income level distribution, racial mix). And second, with respect to those residents who have a substantial continuing interest in the Gardens, any plan must be designed to accommodate the financial abilities of such residents by assuring them housing in the Gardens at rates they can afford.

Based on these principles, we offer the following general outline for balanced development of the Gardens. It contains three essential elements: First, a substantial number of units (approximately 150 to 200) would be reserved for sale as "minimally renovated" condominiums. We would expect prices for these units to be significantly below the prices you have quoted for fully renovated apartments, to reflect the lessened costs of conversion. Second, a similar number of units would be reserved for sale to a governmental or private purchaser willing to rent them at levels substantially comparable to those presently in effect, with provisions for rent increases as required. The remaining units (approximately 325 to 425) would be sold in accordance with your announced plans, modified if necessary.

We will provide the next level of detail on this proposal -- with respect to such matters as loan monies and guarantees, possible purchasers for the rental property, procedures for dismissing the Residents' legal actions -- as soon as you can agree that the basic objectives of this proposal provide a sound and acceptable starting point for discussion.

We look forward to your response.

The McLean Gardens Residents Association

July 21, 1978

JUL 24 1978

MCLEAN GARDENS RESIDENTS ASSOCIATION
P. O. Box 39080
Washington, D.C. 20016

July 21, 1978

P R E S S R E L E A S E

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Reminding the city officials of the "rapid disappearance of low and moderately priced rental housing in Washington," and noting that "fully half of the residents of McLean Gardens have household incomes below \$15,000 per year," the Association stressed that Mr. Mize's present plans amount to "mass eviction" from the District of Gardens residents, "many of whom have lived in the Gardens for more than 20 years." The letter, which was signed by James McCabe,

the Association's Chairman, called upon the city officials to help in formulating alternative plans that would offer a permanent solution for the continuing McLean Gardens controversy.

For further information, contact Phil Mendelson (966-1485) or Jack Koczela (966-7831).

Older Residents of D.C. —

● Meet the Candidates for Mayor & City Council.

**HEAR WHAT THE CANDIDATES
HAVE TO SAY ON ISSUES IN AGING.**

ATTEND THE AUGUST FORUMS

WEDNESDAYS 2-5 P.M.

19

AUGUST

78

WEDNESDAY

| | | |
|---|-----------|---|
| Candidates for Mayor | 2 | Martin Luther King Jr. Library 6th & G Sts. N.W. |
| Candidates for City Council Wards 1&3 | 9 | St. Margarets Church Conn. Ave. & Bancroft Pl., N.W. |
| Candidates for Council Chairman At-Large Seats | 16 | Martin Luther King Jr. Library 6th & G Sts., N.W. |
| Candidates for City Council Wards 5&6 | 23 | Capitol Hill Natatorium 635 No. Carolina Ave., S.E. (2 Blocks north of Eastern Market Metro Stop) |

SPONSORS: (OF NON-PARTISAN FORUMS).

VOICE-(VOLUNTARY ORGANIZATIONS IN CONCERN FOR THE ELDERY), LEGAL RESEARCH AND SERVICES FOR THE ELDERY, HARVARD TOWERS RESIDENT COUNCIL, ARCHDIOCESE OF WASHINGTON, OFFICE OF SOCIAL DEVELOPMENT, LEAGUE OF WOMEN VOTERS*D.C., ANACOSTIANS CONCERN for SENIOR CITIZENS, PROVIDERS COUNCIL, GRAY PANTHERS OF D.C., INTERNATIONAL SENIOR CITIZENS ASSOCIATION-D.C., LEGAL COUNCIL for the ELDERY, COMMITTEE ON AGING-A.N.C. #3C, NATIONAL ASSOCIATION OF SOCIAL WORKERS(Metro Chapter).

FOR INFORMATION CALL: 483-6409

Older Residents of D.C.,

You Have **POLL POWER!**

How Will Candidates for **MAYOR** and **CITY COUNCIL** Answer These Questions?

- "What steps would you recommend to increase the effectiveness of the D.C. Commission on Aging?"
- "How do you propose to relieve the crisis in housing for low, moderate and middle income elderly?"
- "Do you support a D.C. cash supplement to persons on Supplemental Security Income?"
- "What do you plan to do about the shortage of facilities for intermediate care needed by many older people?"
- "And what about increased home care services for older people so they don't have to go to institutions or nursing homes?"

Add your questions: _____

Bring to the August Forums! Or Mail To: AUGUST FORUMS
2201 P. St. N.W.
Wash., D.C. 20037

1st meeting 2 p.m. - Wed., Aug. 2nd, at
the M.L.K., jr. Library.

SPONSORS: (OF NON-PARTISAN FORUMS).

VOICE-(VOLUNTARY ORGANIZATIONS IN CONCERN FOR THE ELDERY), LEGAL RESEARCH AND SERVICES FOR THE ELDERY, HARVARD TOWERS RESIDENT COUNCIL, ARCHDIOCESE OF WASHINGTON, OFFICE OF SOCIAL DEVELOPMENT, LEAGUE OF WOMEN VOTERS*D.C., ANACOSTIANS CONCERN for SENIOR CITIZENS, PROVIDERS COUNCIL, GRAY PANTHERS OF D.C., INTERNATIONAL SENIOR CITIZENS ASSOCIATION-D.C., LEGAL COUNCIL for the ELDERY, COMMITTEE ON AGING-A.N.C. #3C, NATIONAL ASSOCIATION OF SOCIAL WORKERS(Metro Chapter).

FOR FURTHER INFORMATION CALL: 483-6409

McLEAN GARDENS

McLEAN GARDENS RESIDENTS ASSOCIATION

At what point is a building worth saving? When does something become significant enough to deserve landmark designation and thus preservation? We ask this because we are able to look around and see buildings and estates, which we think should be kept, marked for demolition and redevelopment. We ask this partly because of the recent controversy surrounding Tregaron. But we also think more contemporary construction—such as McLean Gardens—should be considered for historic preservation. This has struck some people as absurd, but we disagree.

First, Tregaron. It's a beautiful country estate, of 20 acres, in the midst of Northwest Washington. The owners, who have thought about selling it to a developer, don't agree with the community that it is a landmark. The result has been that the issues have become subjected to arguments about the prestige of the architect and the first two occupants of the estate. We say "subjected" because these arguments are of secondary importance. Something like Tregaron is worth preserving regardless of personalities and history.

We believe there should be more to historic preservation than just the importance of the architect and/or landscaper, or the fact that some notable might have been there at one time. It is not enough that a building is old or has somehow been made famous. Yet these are the prevailing criteria, because the concept is incorrectly focused by the terminology "historic preservation." Something should be worth preserving because it is a landmark, or significant, or visually distinctive. (We'd even say that things should be preserved simply because they exist, but that gets into a somewhat different subject.) These criteria are usually assessed on a regional or national basis: i.e., the Willard Hotel is both a Washington and a national landmark. However, these factors should also be viewed on a more local level—the neighborhood level. Tregaron is worth preservation because it is an important part of Cleveland Park.

The owners take their arguments a step further. They say that even if the buildings are "historic," certainly the grounds shouldn't be included in that status. This logic is tragic, and unfortunately it's not new. To be sure, buildings can stand on their own and be appreciated, like some of the old townhouses downtown, surrounded by tall glass and steel offices. Just as buildings add to or detract from their environment, so, in turn, does the environment add to or detract from them. Why talk about preserving buildings, such as at Tregaron, while stripping them of their setting?

We can make the same arguments with McLean Gardens. As an apartment complex, it does not have famous personalities and a long history to point to. However, it is more than just a bunch of buildings; it is a complete setting. Like Tregaron, it is a landmark in the cityscape of Northwest Washington. Its significance to the community can be quickly seen everytime another redevelopment proposal organizes opposition. McLean Gardens is also a significant example of garden apartment construction, designed by the Government to house wartime workers. It is a complex thoughtfully laid out, tastefully landscaped, and solidly built. But it is relatively new. And no one thinks of government architects and architecture as significant. These judgements are unfair. McLean Gardens architecture can stand on its own, and should be so judged. As for its newness, that is perhaps the worst of all possible arguments; we can't always wait for things to become old before deciding to save them for the future.

D. C. GazeHe
March, 1978

Minutes

Meeting of Advisory Neighborhood Commission 3-C, July 10, 1978

The meeting was called to order at 8:05pm by Chairperson Williams in the Office of the Commission. Roll call was completed and it was verified that notice was duly posted. Attending:

- | | |
|------------------------------|-----------------|
| 01 - Pitts (15 minutes late) | 06 - McGrath |
| 03 - Arons | 07 - Kopff |
| 04 - Williams | 09 - Rothschild |

Ms. Haugen (03) and Mr. Ginnell (10) were out of town; Ms. Coram (05) was unable to attend.

This meeting was announced as a special meeting called to discuss the budget of the Commission. It also considered one related item -- assistance in the office of the Commission.

ACTIONS TAKEN:

Regarding the budget of the Commission. These minutes incorporate by reference a document "Strengthening Financial Planning and Control: Advisory Neighborhood Commission 3-C" dated June 26, 1978 and submitted by Gary J. Kopff, Commissioner and Vice Treasurer.

1. The Commission adopted a budget period of 15 months covering the period of July 1978 through September 1979 (see Kopff document, page 20, item 1).
2. The Commission decided to plan on fiscal resources that include present amounts on hand, amounts due the Commission under ANC Act (D.C. Law 1-21; section 738 of Self-Government Act) but provide a carryover of \$2000 to the Commission at the start of Fiscal Year 1980 (commencing October 1, 1979).
3. The Commission decided to allocate the following amounts each fiscal quarter (three months) "off the top" with the proviso that amounts not so expended would be pooled with other discretionary funds. The amounts:

| | |
|--|----------------|
| Amounts for expenses prior to July 1978 of a routine nature (rent, telephone, postage, and similar expenses) | \$600 |
| Newsletter and related communications to residents of 3-C | 700 |
| Office assistance | <u>1500</u> |
| | <u>\$2800.</u> |

Single Member District Commissioners, 1978-1979

The Commission further decided to budget for other programs at the quarterly balance of the amount remaining after accounting for this set of projected routine expenditures. ~~Specifically~~ Specifically, applying the \$2000 rule (item 2) and allowing for routine expenses of \$2800 per quarter, the Commission expects to have \$4700 available for the next 5 fiscal quarters to expend on community projects. The Commission voted this amount be budgeted.

4. The Commission then turned its attention to the deployment of these funds (i.e. the \$4700/quarter) across budget categories. Substantial discussion ensued about budget categories and priorities. It was moved, seconded, and adopted, that the Commission adopt the 12 categories in the Kopff report and spread the amount across each item evenly for budgeting purposes to serve as a guide to actual approved expenditures which will, of course, remain subject to approval by the Commission on each item. The 12 categories are (1) consumerism, (2) education, (3) environment, (4) housing, (5) human resources/aging, (6) land use, (7) permits and licenses, (8) planning and zoning, (9) public safety, (10) recreation, (11) taxes, and (12) transportation/traffic. In round numbers this amounts to \$400/quarter/category.
5. The Commission then decided to provide itself some flexibility in the amounts so budgeted by adopting a principle of residuals working with continuing orientation to the \$2000 projected balance as of September 30, 1979. The effect of this is that the \$300/category mentioned in item 4 may vary as a function of actual experience.

Regarding the Office of the Commission. The Commission then discussed the status of the office of the Commission and the fact that it has been, heretofore, "staffed" exclusively by a voluntary effort, much appreciated, but which imposes a substantial burden on the volunteers. The Commission members expressed reservations about hiring staff as such but suggested that it consider seeking proposals for such assistance under a contract arrangement.

In this regard, the Commission voted to authorize the Chair to enter into a contract for the months of July and August with a local resident to supply such assistance at an hourly rate not to exceed \$5.50/hour for no more than 20 hours per week. The Commission itself will use no more than 11 hours; individual Commissioners may use no more than 1. The Commission suggested that the chair ascertain if Mr. Phil Mendelson, who was in attendance at the meeting, would consider such an arrangement. Mr. Mendelson took the matter under advisement. He is to inform the Commission no later than July 24, 1978.

The Commission considered the question of longer term arrangements but, feeling it needed some experience, indicated it would, in all likelihood, advertise and seek proposals for such in September -- a month in which more residents are at home.

Regarding Publicity. The Commission members acknowledged that coverage of its activities in local news media was mediocre at best. Because of the significance of the budget decisions, discussed above, the Commission asked Mr. Mendelson and Ms. McGrath to develop an appropriate story for these media; they agreed to do so.

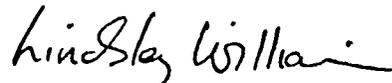
Other. Shortage of Office supplies and related material was noted. Specifically, letterhead and stamps. Williams indicated he would take steps to resolve this for reimbursement in later July.

~~Meeting Adjourned~~

Trees: Mr. Pitts reported on tree program in the District of Columbia and agreed to get the tree inventory from responsible local officials. If the Commission can help verify (or update) this inventory, local residents then stand good chance of getting as many new trees as are needed, and old (dead) trees removed.

Adjournment: The meeting adjourned at 10:15 pm.

Respectfully submitted,



Lindsley Williams, Chair and
Recording Secretary (Acting)

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

Williams
Record

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes
July 24, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:00pm.
- II. The roll was called. In attendance were: Haugen, Arons, Williams, Coram, McGrath, Rothschild, and Grinnell. Pitts arrived later.
- III. Minutes: the minutes for June 26 were not ready for distribution. Approval of the minutes for July 10 was deferred until the Commission's August meeting.
- IV. Treasurer's report: Grinnell presented his monthly statement, a copy of which is attached to the file copy of these minutes. He also reported that the Commission's savings account will soon have to be partially depleted in order to make a deposit in the Commission's checking account--the balance of which has dropped below \$1000. The acceptance of this report was moved, seconded and approved.

Williams raised the issue of the impoundment of the Commission's funds by the Mayor. It was reported that there has been correspondence with the D.C. Auditor, Matt Watson and contact with Senator Leahy's office.

- V. Bylaws/Elections: McGrath reported that she had spoken with the D.C. Board of Elections about the vacancy in 3C-08, which had been publicized in a May, 1978 D.C. Register. Other ANC's have a similar situation: vacant seats that are going unfilled. If the ANC can find a candidate, that might spur the Board of Elections.

For a resignation, the process of filling the seat begins immediately.

VI. Residents concerns:

- A. Earle Elliott spoke on the Fall & Spring Program and The Wall at Hearst. The Commission decided that Katherine Coram, who volunteered, call Dr. Rumsey to inquire about the status of the Hearst Wall.

Mr. Elliott stated that the soccer program would like financial assistance in paying the salary of a soccer specialist/coach. McGrath wanted to know why, after 4 years of existence, the program's tuition remains at only \$5. Elliott said the low fee helped insure that the program is open to anybody.

McGrath moved that \$100 be contributed by the Commission to help defray the costs of a soccer specialist for the Fall Program at Hearst. Grinnell warned that the ANC may not always be able to fund programs; that the Hearst Soccer Program should not come to rely on the ANC. The chair ruled that this expense would be in line with the Commission's recently adopted budget. The motion was then approved.

- B. Claude Colley reported on the water situation at Newark Street Community Gardens. The gardeners have obtained water installation at the site for \$3300. The gardeners plan to have a picnic in September to "christen" the water. The

Single Member District Commissioners, 1978-1979

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

gardeners have personally raised funds, at the rate of \$5 per plot (there are a total of 167 plots). In addition, the gardeners will have to pay for the water itself at the end of the year.

McGrath moved to table allocation of funds for this project until the end of the quarter, when the matter can be taken up again, and funds leftover from all 12 of the Commission's non-routine budget items are available. The motion was approved without dissent.

- C. Ellen Lister Mishkan approached the Commission representing the St. Albans Day Care Center. The Center was seeking ANC assistance to install a wooden fence. The proposal outline is attached to the file copy of these minutes. In order to determine whether the children using the Center live inside or outside the Commission's area, McGrath asked that information on their addresses be provided. Williams wanted assurance that there was not a parents group that might be opposed to the fence. Rothschild criticized the proposal outline for not showing the total budget, which he would like to see. McGrath asked if the Center has approached any source (such as Hechingers) for a free fence.

It was reported that the playground at the Center will not be locked up after-hours, so neighborhood children will be able to use it. Coram noted that the current fence, visible from Wisconsin Ave., is very unsightly.

Williams suggested that the ANC also be given estimates of the fence's cost. Grinnell urged that other funding sources be approached. Ms. Mishkan indicated a desire to flesh out the proposal and either return with it or submit it by mail for consideration by the Commission at its August meeting.

- D. CJK, Inc. (t/a Ireland's Four Provinces) application for liquor license renewal: hearing scheduled for August 2; filing deadline July 28.

McGrath said she is not opposed to the bar's presence, now, but she feels the hearing should be used as leverage for commitments to correct specific problems such as trash handling. Williams inquired as to whether the bar meets the required 60/40 (food/liquor) ratio. The Commission then proceeded to identify specific concerns: 1) inadequately screened trash, 2) inadequate parking and irregular monitoring of the parking lot, and 3) overcrowding in possible violation of the fire code. There was discussion about requesting a fire inspection of the place when it is crowded. The Commission also discussed complaints about patrons leaving the premises with their drinks.

The Commission suspended further consideration while several members contacted Kopff in New York.

- E. Williams reported that the Commission received a letter, dated July 15, from the Emergency Committee On The Washington Area Water Supply, concerning the withdrawal of water from the Potomac River. Arons said he would look at the letter and report back to the Commission.
- F. Williams also reported that the Commission received a report, "Improving Program Performance" from the D.C. Office of Budget And Management, Resource Management Improvements Division. The matter was referred to Rothschild. He will review it, and draft an appreciative note for later ANC action.

G. The Commission has received a letter from ANC-3F regarding midnight showings at the Uptown Theater, new liquor license applications, and police enforcement of parking restrictions. No Commissioner volunteered to act on this.

VII. The Commission agreed to move on to planning and zoning matters while awaiting a report on the call to Kopff in New York.

BZA Case #12691: an application by Mr. Bachman for a variance to permit office use in an R4 zone at 2142 Cathedral Ave. This would officially sanction an existing use. Apparently, a neighbor had complained of the use because of some disagreement. Pitts, the affected commissioner, said he was reluctant to say the application should be approved, but he recognized that because the use is not new, the case would not affect the neighborhood. Williams recommended approval, because the use has not been offensive, but with the condition that there be no future expansion. He went on to say that employment should be limited to no more than the equivalent of 5 full-time employees, including Bachman, and that the variance be limited to the period of Mr. Bachman's residence there-in (even if he continues to own the property after moving from it). It was agreed that, rather than recommending approval, the ANC should say to the BZA that it has no objection, provided the above conditions are met. Williams said he would draft the letter to the BZA. The entire matter was approved by consensus of the Commissioners.

VIII. Commissioner Coram was still talking with Kopff, but McGrath reported that Kopff was opposed to Ireland's Four Provinces, and that he is prepared to present opposition to the effect that no one wanted the bar in the first place.

IX. Sister Rachael Marie Burkholder, of St. Thomas the Apostle Catholic Church, approached the Commission about funds for operating costs and drivers' salaries for a new shopping service proposed for Connecticut Avenue. This is a program, sponsored by several different denominational organizations, to assist senior citizens obtain groceries. Two documents are attached to the file copy of these minutes.

Since the program has not yet begun, Rothschild questioned the certainty of eventual use. Haugen noted that by the next meeting of the Commission, the program will have been in operation for several weeks, which may indicate what the eventual demand will be. Arons asked if the Commission would consider a start-up grant of about \$50. The Chair noted the magnitude of this proposal, which is for more than \$5000. Grinnell stated that the ANC cannot continuously fund on-going programs.

It was decided that Sister Rachael should come back to the Commission after the new program has developed some experience. Williams said that in the meantime both his committee and Haugen's should be looking at this matter.

X. At the Commission's June meeting, Rothschild had presented some material on taxes. Now he wished the Commission to act and moved that the strongest possible committee be created by the Commission to look at the facts in detail and quickly return to the Commission with suggestions on recommendations and on how they can be implemented, starting with ANC-3C.

Questions were raised about who would serve on the committee, and about what kinds of recommendations would be desirable. Grinnell argued that the Commission

should not go resolution shopping; that it should deal with specific actions proposed or taken by the government rather than to investigate the government's efficiency in general. The motion was defeated by a vote of 2 aye and 4 nay (with Coram and McGrath out of the room).

- XI. Lindsley Williams presented three letters, each to the Director of the D.C. Department of Transportation. Copies are attached to the file copy of these minutes.
- A. The letter dated July 26, concerning tour bus parking on the Calvert Street Bridge, was approved with no objections. Pitts mentioned that he had also spoken with some residents about the problem.
 - B. After some brief discussion, the letter dated July 24, regarding stop signs in Single Member District 03, was approved with no objections.
 - C. The letter dated July 25 regarding traffic problems at the intersection of Wisconsin and Macomb was approved only after discussion and amendment. Consideration involved some discussion of the traffic flow along that part of Wisconsin Ave. Coram raised the point that other adjacent intersections have similar problems. Williams offered to revise the letter to reflect this. The proposed letter was approved with the amendment that it would request a study of Wisconsin Avenue intersections at Newark Street and Woodley Road.
- XII. The Chair reported that the BZA had issued its order granting Tregaron's application, and that he has a copy of the order for anyone who wishes to see it.
- XIII. The Chair reported that the Commission had received a letter from the Inter-ANC Committee on Recreation. It announced a meeting being held tonight.
- XIV. The Commission has received a notice that the Public Library plans to discontinue its Bookmobile program. The Chair asked if the Commission wished to protest. He suggested that the Commission urge the Library to re-examine its decision. Haugen was given a copy of the notice and was asked to draft a letter for the Commission's consideration at its next meeting.
- XV. The Commission returned to the consideration of planning and zoning matters.
- A. BZA Case #12708, with the Protestant Episcopal Foundation as the applicant, was brought up for consideration. The Commission decided it has no objection to the granting of a special exception in this case. Grinnell will convey this by letter to the BZA.
 - B. Williams distributed a letter already sent to Dr. Walter B. Lewis regarding Zoning cases 78-1 & 78-2. He apologized for sending it without prior consultation with the ANC, but explained that the matter was urgent, as the record closed July 21. He also explained that the letter was based on decisions already taken by the Commission. No objections were raised. A copy of the letter is appended to the file copy of these minutes.
 - C. The Tenley Safeway: the current issue involves a proposed ally closing, which would permit an even larger expansion of the Safeway. Williams reported that he had personally sent a letter to Councilman Jerry Moore in which he suggested that the District should recoup some of the windfall profits ally closings give to developers. Williams pointed out to the Commission that a question can be made as to the extent expansion of this store, and similar expansions, adversely affect small businesses.

Williams asked that the Commission endorse these points, which it agreed to do. A copy of his letter is attached to the file copy of these minutes.

- XVI. Haugen said there was no report from the Committee on Human Resources And The Aging, but she passed out copies of the June issue of "Spotlight On Aging."
- XVII. At this point the Commission received a report on the contact with Gary Kopff. It was reported that he felt that the ANC must remember that Ireland's Four Provinces was a landmark case. He did not want the ABC Board to be able to say that initial ANC input had been unnecessary since eventually they all changed their minds. He raised the issue of parking capacity vs. seating capacity. He suggested that the application be opposed on certain grounds, but, if granted, certain conditions be met. Kopff said the ANC should force the ABC Board to consider the ANC's views by raising them and thus requiring that great weight be given to them.

The Commission took a position outlined as follows:

- The ANC has not withdrawn from its initial opposition.
- The ANC does not feel the neighborhood can accommodate another Type C establishment.
- There are a number of problems associated with the applicant as it is currently operating. The ANC asks, if the application for renewal is granted, that each be considered and discussed in the Findings Of Fact.
 - 1) handling and screening of trash
 - 2) overcrowding and safety
 - 3) insufficient parking and poor monitoring of existing parking; related traffic problems; noise
 - 4) oversupply of Type C seating for the number of local residents
 - 5) off-premise consumption
- While the ANC is opposed to renewal, it would be appalled if these enumerated problems were not addressed.
- Copies of this position will be sent to ANC-3F and appropriate citizen groups.

- XVIII. McLean Gardens: Commissioner Coram distributed copies of a July 21 press release prepared by the McLean Gardens Residents Association. A copy is filed with the file copy of these minutes. The Residents Association had also sent a letter to elected officials, to which was attached a "Balanced Development Proposal For McLean Gardens." Copies of these are attached to these minutes.

Coram then introduced a resolution on behalf of the Residents Association. After discussion, the proposed resolution was completely rewritten and approved, without dissent. The adopted resolution is attached to these minutes.

Haugen reported that she had seen a letter to the ANC from the D.C. Dep't of Housing in which reference was made to the granting of the certificate of eligibility for condominium conversion at McLean Gardens.

- XIX. Haugen distributed copies of the notices for the candidate forums sponsored by V.O.I.C.E. At its May 22 meeting, ANC-3C agreed to be a co-sponsor. (Copies are attached to the file copy of these minutes.)
- XX. The Chair brought up the proposed historic preservation legislation pending before the D.C. Council's Committee on Housing. He noted its city-wide impact, and recommended support of legislation of this sort on this subject. Phil Mendelson asked that the Commission also make the point, in its comments, that government

July 24, 1978

statutes and policies should encourage the retention of existing buildings, provided they're still functional, regardless of age and "historic" nature. To this end, he passed out copies of an article his Association (McLean Gardens) had published in the March, 1978 D.C. Gazette. The recommendations of the Chair and Mendelson were accepted by consensus of the Commission.

XXI. The next meeting of the Commission will be Monday, August 28, 1978. The meeting adjourned at 11:50pm.

Respectfully submitted for
the Commission:


Phil Mendelson

July 24, 1978

RESOLUTION

Advisory Neighborhood Commission ANC-3C has received a report from representatives of the McLean Gardens Residents Association regarding their request for help from D.C. Councilmembers and their "Balanced Development Proposal For McLean Gardens." The latter has been submitted to Mr. Dwight Mize in an effort to further discussions on the future of the site. In light of this, the following was approved unanimously by the Commission.

1. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association, which represents the interests of residents of McLean Gardens, with regard to both the residents' needs and any other housing aspects of the parcels presently developed.
2. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association as well as with ANC-3C and other citizens organizations with regard to the Wisconsin Avenue frontage and any other plans.
3. ANC-3C endorses in concept the Residents Association's "Balanced Development Proposal."
4. ANC-3C challenges the legality of the certificate of eligibility already issued to Mr. Mize and CBI-Fairmac as it lacks review and comment by the Commission. Among other deficiencies, no notice was received of the application, in violation of the D.C. Department of Housing And Community Development policy as stated to this Commission.

MCLEAN GARDENS RESIDENTS ASSOCIATION
P. O. Box 39080
Washington, D.C. 20016

July 21, 1978

Honorable Sterling Tucker
Chairman
Council of the District of Columbia
City Hall
Washington, D.C. 20004

Dear Chairman Tucker:

On behalf of the McLean Gardens Residents Association, I ask for your assistance in our search for an equitable and balanced solution to the McLean Gardens controversy. Recent events with regard to the plan Dwight Mize has announced for the conversion of the Gardens to condominiums suggest that active involvement by the City Government could be the key to finding and implementing such a solution.

As you may be aware, the Residents Association is currently pursuing, before administrative bodies and the courts, a number of legal challenges to the actions Chicago Bridge and Iron Corporation ("CBI") has taken to evict us and to Mr. Mize's plan for total condominium conversion. We are prepared to press these challenges as long as necessary to achieve a just resolution of the controversy over the Gardens. At the same time, however, we have initiated contact with Mr. Mize in hope of reaching a negotiated settlement acceptable to all parties.

July 21, 1978
Page Two

We have suggested for Mr. Mize's consideration a number of alternatives to wholesale condominium conversion that would retain within the Gardens a mixed and balanced range of housing. Thus, for example, we have suggested that, in addition to high priced, fully renovated condominiums, Mr. Mize consider such possibilities as lease cooperatives and minimal renovation ("as is" condominiums) for certain of the buildings. We believe that these alternatives would make it possible to preserve, or even enhance, the healthy mix of income, social and ethnic groups which has long made the Gardens unique, while at the same time providing Mr. Mize an attractive return on his investment.

Because we had been led to believe that Mr. Mize welcomed good faith negotiation toward a creative and equitable solution for the Gardens, we sought to begin discussions. When we met with him and his counsel on July 6 and 7, however, we were disappointed to learn that he had summarily rejected any alternatives to mass eviction and blanket condominium conversion of the Gardens.

The extent of Mr. Mize's flexibility to date has been an offer of temporary accommodations for a tiny fraction of the Gardens' elderly residents. As for all other residents, Mr. Mize has made clear his lack of interest in considering any solution other than eviction for those unable to afford one of his proposed \$45,000 to \$75,000 condominiums. Since fully half of the residents of McLean Gardens have household incomes below \$15,000 per year, according to a recent Residents Association survey, Mr. Mize's "solution" is nothing other than mass eviction of Gardens residents, many of whom have lived in the Gardens for more than 20 years. Given the rapid disappearance of low and moderately priced rental housing in Washington, Mr. Mize's current proposal amounts of wholesale eviction from the District of Columbia itself.

July 21, 1978
Page Three

Despite Mr. Mize's current position, we still have hope of finding an acceptable middle ground. Attached is a copy of our "Balanced Development Proposal," which we have submitted to Mr. Mize. The chances for implementing our proposal or arriving at any other negotiated settlement of this controversy may depend largely on the willingness of the City Government to play an increasingly active role.

We therefore ask that you call upon Mr. Mize to negotiate with us in good faith. We further request your help in formulating alternative solutions for the Gardens. We welcome any suggestions you may wish to make, and we are willing to meet with you at any time.

We look forward to your reply.

Sincerely,

James McCabe, Chairman
The McLean Gardens
Residents Association

cc: Mr. Dwight Mize

Balanced Development Proposal
For McLean Gardens

To Mr. Mize:

We would like you to consider the following proposal for a balanced development plan for McLean Gardens.

Underlying the proposal that follows are certain principles which we consider to be fundamental. First, with respect to the entire complex, any plan must be designed for the permanent retention to a substantial degree of the present character of the Gardens. Such character includes both the Gardens' physical structure (e.g., density, open spaces) and its population make-up (e.g., age range, income level distribution, racial mix). And second, with respect to those residents who have a substantial continuing interest in the Gardens, any plan must be designed to accommodate the financial abilities of such residents by assuring them housing in the Gardens at rates they can afford.

Based on these principles, we offer the following general outline for balanced development of the Gardens. It contains three essential elements: First, a substantial number of units (approximately 150 to 200) would be reserved for sale as "minimally renovated" condominiums. We would expect prices for these units to be significantly below the prices you have quoted for fully renovated apartments, to reflect the lessened costs of conversion. Second, a similar number of units would be reserved for sale to a governmental or private purchaser willing to rent them at levels substantially comparable to those presently in effect, with provisions for rent increases as required. The remaining units (approximately 325 to 425) would be sold in accordance with your announced plans, modified if necessary.

We will provide the next level of detail on this proposal -- with respect to such matters as loan monies and guarantees, possible purchasers for the rental property, procedures for dismissing the Residents' legal actions -- as soon as you can agree that the basic objectives of this proposal provide a sound and acceptable starting point for discussion.

We look forward to your response.

The McLean Gardens Residents Association

July 21, 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes

Meeting of Advisory Neighborhood Commission 3-C, July 10, 1978

The meeting was called to order at 8:05pm by Chairperson Williams in the Office of the Commission. Roll call was completed and it was verified that notice was duly posted. Attending:

- | | |
|------------------------------|-----------------|
| 01 - Pitts (15 minutes late) | 06 - McGrath |
| 03 - Arons | 07 - Kopff |
| 04 - Williams | 09 - Rothschild |

Ms. Haugen (03) and Mr. Grinnell (10) were out of town; Ms. Coram (05) was unable to attend.

This meeting was announced as a special meeting called to discuss the budget of the Commission. It also considered one related item -- assistance in the office of the Commission.

ACTIONS TAKEN:

Regarding the budget of the Commission. These minutes incorporate by reference a document "Strengthening Financial Planning and Control: Advisory Neighborhood Commission 3-C" dated June 26, 1978 and submitted by Gary J. Kopff, Commissioner and Vice Treasurer.

1. The Commission adopted a budget period of 15 months covering the period of July 1978 through September 1979 (see Kopff document, page 20, item 1).
2. The Commission decided to plan on fiscal resources that include present amounts on hand, amounts due the Commission under ANC Act (D.C. Law 1-21; section 738 of Self-Government Act) but provide a carryover of \$2000 to the Commission at the start of Fiscal Year 1980 (commencing October 1, 1979).
3. The Commission decided to allocate the following amounts each fiscal quarter (three months) "off the top" with the proviso that amounts not so expended would be pooled with other discretionary funds. The amounts:

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| Amounts for expenses prior to July 1978 of a routine nature (rent, telephone, postage, and similar expenses) | \$600 |
| Newsletter and related communications to residents of 3-C | 700 |
| Office assistance | <u>1500</u> |
| | <u>\$2800.</u> |

Single Member District Commissioners, 1978-1979

01 - Fred Pitts
02 - Ruth Haugen
03 - Bernie Arons
04 - Lindsley Williams
05 - Kay McGrath

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

The Commission further decided to budget for other programs at the quarterly balance of the amount remaining after accounting for this set of projected routine expenditures. ~~Specifically~~ Specifically, applying the \$2000 rule (item 2) and allowing for routine expenses of \$2800 per quarter, the Commission expects to have \$4700 available for the next 5 fiscal quarters to expend on community projects. The Commission voted this amount be budgeted.

4. The Commission then turned its attention to the deployment of these funds (i.e. the \$4700/quarter) across budget categories. Substantial discussion ensued about budget categories and priorities. It was moved, seconded, and adopted, that the Commission adopt the 12 categories in the Kopff report and spread the amount across each item evenly for budgeting purposes to serve as a guide to actual approved expenditures which will, of course, remain subject to approval by the Commission on each item. The 12 categories are (1) consumerism, (2) education, (3) environment, (4) housing, (5) human resources/aging, (6) land use, (7) permits and licenses, (8) planning and zoning, (9) public safety, (10) recreation, (11) taxes, and (12) transportation/traffic. In round numbers this amounts to \$300/quarter/category.
5. The Commission then decided to provide itself some flexibility in the amounts so budgeted by adopting a principle of residuals working with continuing orientation to the \$2000 projected balance as of September 30, 1979. The effect of this is that the \$300/category mentioned in item 4 may vary as a function of actual experience.

Regarding the Office of the Commission. The Commission then discussed the status of the office of the Commission and the fact that it has been, heretofore, "staffed" exclusively by a voluntary effort, much appreciated, but which imposes a substantial burden on the volunteers. The Commission members expressed reservations about hiring staff as such but suggested that it consider seeking proposals for such assistance under a contract arrangement.

In this regard, the Commission voted to authorize the Chair to enter into a contract for the months of July and August with a local resident to supply such assistance at an hourly rate not to exceed \$5.50/hour for no more than 20 hours per week. The Commission itself will use no more than 11 hours; individual Commissioners may use no more than 1. The Commission suggested that the chair ascertain if Mr. Phil Mendelson, who was in attendance at the meeting, would consider such an arrangement. Mr. Mendelson took the matter under advisement. He is to inform the Commission no later than July 24, 1978.

The Commission considered the question of longer term arrangements but, feeling it needed some experience, indicated it would, in all likelihood, advertise and seek proposals for such in September -- a month in which more residents are at home.

Regarding Publicity. The Commission members acknowledged that coverage of its activities in local news media was mediocre at best. Because of the significance of the budget decisions, discussed above, the Commission asked Mr. Mendelson and Ms. McGrath to develop an appropriate story for these media; they agreed to do so.

Other. Shortage of Office supplies and related material was noted. Specifically, letterhead and stamps. Williams indicated he would take steps to resolve this for reimbursement in later July.

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Trees: Mr. Pitts reported on tree program in the District of Columbia and agreed to get the tree inventory from responsible local officials. If the Commission can help verify (or update) this inventory, local residents then stand good chance of getting as many new trees as are needed, and old (dead) trees removed.

Adjournment: The meeting adjourned at 10:15 pm.

Respectfully submitted,

Lindsley Williams

Lindsley Williams, Chair and
Recording Secretary (Acting)

SEP 25 1978

DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3C
2737 Devonshire Place, N.W. (202) 232-2232 Washington, D.C. 20008

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

July 13, 1978

Resolution proposed for ANC 3C

from Bernard S. Arons, M.D.

Commissioner for Single Member District 3C-03

Whereas, ANC 3C has one of the highest percentages of elderly in the District of Columbia and

Whereas, ANC 3C has a large number of elderly on fixed incomes who must rent their living quarters, and

Whereas, the diversity and dynamic quality of ANC 3C depends, in part, on the availability of a variety of living quarters options, including rental units, and

Whereas, there is a coalition of community groups called the "Emergency Committee to Save Rental Housing" that is endeavoring through peaceful means to retain such housing options, and

Whereas, the work of this Committee will have a major impact on the ANC 3C area,

Be it hereby resolved that ANC 3C supports the work of the "Emergency Committee to Save Rental Housing" and donate \$100.00 toward their effort to educate the residents in ANC 3C concerning the amendments proposed to the Condominium Conversion Act through a pamphlet that will be distributed through ANC 3C Commissioners as well as other community groups.



Single Member District Commissioners, 1977

01 Fred Pitts
02 Ruth Haugen
03 Neal Krucoff

04 Lindsley Williams
05 Katherine Coram
06 Kay McGrath
07 Sam Smith

08 Charles Van Way, Jr.
09 Thomas Corcoran, Jr.
10 David Grinnell

577

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes
July 24, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:00pm.
- II. The roll was called. In attendance were: Haugen, Arons, Williams, Coram, McGrath, Rothschild, and Grinnell. Pitts arrived later.
- III. Minutes: the minutes for June 26 were not ready for distribution. Approval of the minutes for July 10 was deferred until the Commission's August meeting.
- IV. Treasurer's report: Grinnell presented his monthly statement, a copy of which is attached to the file copy of these minutes. He also reported that the Commission's savings account will soon have to be partially depleted in order to make a deposit in the Commission's checking account—the balance of which has dropped below \$1000. The acceptance of this report was moved, seconded and approved.

Williams raised the issue of the impoundment of the Commission's funds by the Mayor. It was reported that there has been correspondence with the D.C. Auditor Matt Watson and contact with Senator Leahy's office.

- V. Bylaws/Elections: McGrath reported that she had spoken with the D.C. Board of Elections about the vacancy in 3C-08, which had been publicized in a May, 1978 D.C. Register. Other ANC's have a similar situation: vacant seats that are going unfilled. If the ANC can find a candidate, that might spur the Board of Elections.

For a resignation, the process of filling the seat begins immediately.

VI. Residents concerns:

- A. Earle Elliott spoke on the Fall & Spring Program and The Wall at Hearst. The Commission decided that Katherine Coram, who volunteered, call Dr. Rumsey to inquire about the status of the Hearst Wall.

Mr. Elliott stated that the soccer program would like financial assistance in paying the salary of a soccer specialist/coach. McGrath wanted to know why, after 4 years of existence, the program's tuition remains at only \$5. Elliott said the low fee helped insure that the program is open to anybody.

McGrath moved that \$100 be contributed by the Commission to help defray the costs of a soccer specialist for the Fall Program at Hearst. Grinnell warned that the ANC may not always be able to fund programs; that the Hearst Soccer Program should not come to rely on the ANC. The chair ruled that this expense would be in line with the Commission's recently adopted budget. The motion was then approved.

- B. Claude Colley reported on the water situation at Newark Street Community Gardens. The gardeners have obtained water installation at the site for \$3300. The gardeners plan to have a picnic in September to "christen" the water. The

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08-
09-Louis Rothschild
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gardeners have personally raised funds, at the rate of \$5 per plot (there are a total of 167 plots). In addition, the gardeners will have to pay for the water itself at the end of the year.

McGrath moved to table allocation of funds for this project until the end of the quarter, when the matter can be taken up again, and funds leftover from all 12 of the Commission's non-routine budget items are available. The motion was approved without dissent.

- C. Ellen Lister Mishkan approached the Commission representing the St. Albans Day Care Center. The Center was seeking ANC assistance to install a wooden fence. The proposal outline is attached to the file copy of these minutes. In order to determine whether the children using the Center live inside or outside the Commission's area, McGrath asked that information on their addresses be provided. Williams wanted assurance that there was not a parents group that might be opposed to the fence. Rothschild criticized the proposal outline for not showing the total budget, which he would like to see. McGrath asked if the Center has approached any source (such as Hechingers) for a free fence.

It was reported that the playground at the Center will not be locked up after-hours, so neighborhood children will be able to use it. Coram noted that the current fence, visible from Wisconsin Ave., is very unsightly.

Williams suggested that the ANC also be given estimates of the fence's cost. Grinnell urged that other funding sources be approached. Ms. Mishkan indicated a desire to flesh out the proposal and either return with it or submit it by mail for consideration by the Commission at its August meeting.

- D. CJK, Inc. (t/a Ireland's Four Provinces) application for liquor license renewal: hearing scheduled for August 2; filing deadline July 28.

McGrath said she is not opposed to the bar's presence, now, but she feels the hearing should be used as leverage for commitments to correct specific problems such as trash handling. Williams inquired as to whether the bar meets the required 60/40 (food/liquor) ratio. The Commission then proceeded to identify specific concerns: 1) inadequately screened trash, 2) inadequate parking and irregular monitoring of the parking lot, and 3) overcrowding in possible violation of the fire code. There was discussion about requesting a fire inspection of the place when it is crowded. The Commission also discussed complaints about patrons leaving the premises with their drinks.

The Commission suspended further consideration while several members contacted Kopff in New York.

- E. Williams reported that the Commission received a letter, dated July 15, from the Emergency Committee On The Washington Area Water Supply, concerning the withdrawal of water from the Potomac River. Arons said he would look at the letter and report back to the Commission.
- F. Williams also reported that the Commission received a report, "Improving Program Performance" from the D.C. Office of Budget And Management, Resource Management Improvements Division. The matter was referred to Rothschild. He will review it, and draft an appreciative note for later ANC action.

G. The Commission has received a letter from ANC-3F regarding midnight showings at the Uptown Theater, new liquor license applications, and police enforcement of parking restrictions. No Commissioner volunteered to act on this.

VII. The Commission agreed to move on to planning and zoning matters while awaiting a report on the call to Kopff in New York.

BZA Case #12691: an application by Mr. Bachman for a variance to permit office use in an R4 zone at 2142 Cathedral Ave. This would officially sanction an existing use. Apparently, a neighbor had complained of the use because of some disagreement. Pitts, the affected commissioner, said he was reluctant to say the application should be approved, but he recognized that because the use is not new, the case would not affect the neighborhood. Williams recommended approval, because the use has not been offensive, but with the condition that there be no future expansion. He went on to say that employment should be limited to no more than the equivalent of 5 full-time employees, including Bachman, and that the variance be limited to the period of Mr. Bachman's residence there in ~~(even if he continues to own the property after moving from it)~~. It was agreed that, rather than recommending approval, the ANC should say to the BZA that it has no objection, provided the above conditions are met. Williams said he would draft the letter to the BZA. The entire matter was approved by consensus of the Commissioners.

VIII. Commissioner Coram was still talking with Kopff, but McGrath reported that Kopff was opposed to Ireland's Four Provinces, and that he is prepared to present opposition to the effect that no one wanted the bar in the first place.

IX. Sister Rachael Marie Burkholder, of St. Thomas the Apostle Catholic Church, approached the Commission about funds for operating costs and drivers' salaries for a new shopping service proposed for Connecticut Avenue. This is a program, sponsored by several different denominational organizations, to assist senior citizens obtain groceries. Two documents are attached to the file copy of these minutes.

Since the program has not yet begun, Rothschild questioned the certainty of eventual use. Haugen noted that by the next meeting of the Commission, the program will have been in operation for several weeks, which may indicate what the eventual demand will be. Arons asked if the Commission would consider a start-up grant of about \$50. The Chair noted the magnitude of this proposal, which is for more than \$5000. Grinnell stated that the ANC cannot continuously fund on-going programs.

It was decided that Sister Rachael should come back to the Commission after the new program has developed some experience. Williams said that in the meantime both his committee and Haugen's should be looking at this matter.

X. At the Commission's June meeting, Rothschild had presented some material on taxes. Now he wished the Commission to act and moved that the strongest possible committee be created by the Commission to look at the facts in detail and quickly return to the Commission with suggestions on recommendations and on how they can be implemented, starting with ANC-3C.

Questions were raised about who would serve on the committee, and about what kinds of recommendations would be desirable. Grinnell argued that the Commission

should not go resolution shopping; that it should deal with specific actions proposed or taken by the government rather than to investigate the government's efficiency in general. The motion was defeated by a vote of 2 aye and 4 nay (with Coram and McGrath out of the room).

- XI. Lindsley Williams presented three letters, each to the Director of the D.C. Department of Transportation. Copies are attached to the file copy of these minutes.
- A. The letter dated July 26, concerning tour bus parking on the Calvert Street Bridge, was approved with no objections. Pitts mentioned that he had also spoken with some residents about the problem.
 - B. After some brief discussion, the letter dated July 24, regarding stop signs in Single Member District 03, was approved with no objections.
 - C. The letter dated July 25 regarding traffic problems at the intersection of Wisconsin and Macomb was approved only after discussion and amendment. Consideration involved some discussion of the traffic flow along that part of Wisconsin Ave. Coram raised the point that other adjacent intersections have similar problems. Williams offered to revise the letter to reflect this. The proposed letter was approved with the amendment that it would request a study of Wisconsin Avenue intersections at Newark Street and Woodley Road.
- XII. The Chair reported that the BZA had issued its order granting Tregaron's application, and that he has a copy of the order for anyone who wishes to see it.
- XIII. The Chair reported that the Commission had received a letter from the Inter-ANC Committee on Recreation. It announced a meeting being held tonight.
- XIV. The Commission has received a notice that the Public Library plans to discontinue its Bookmobile program. The Chair asked if the Commission wished to protest. He suggested that the Commission urge the Library to re-examine its decision. Haugen was given a copy of the notice and was asked to draft a letter for the Commission's consideration at its next meeting.
- XV. The Commission returned to the consideration of planning and zoning matters.
- A. BZA Case #12708, with the Protestant Episcopal Foundation as the applicant, was brought up for consideration. The Commission decided it has no objection to the granting of a special exception in this case. Grinnell will convey this by letter to the BZA.
 - B. Williams distributed a letter already sent to Dr. Walter B. Lewis regarding Zoning cases 78-1 & 78-2. He apologized for sending it without prior consultation with the ANC, but explained that the matter was urgent, as the record closed July 21. He also explained that the letter was based on decisions already taken by the Commission. No objections were raised. A copy of the letter is appended to the file copy of these minutes.
 - C. The Tenley Safeway: the current issue involves a proposed ally closing, which would permit an even larger expansion of the Safeway. Williams reported that he had personally sent a letter to Councilman Jerry Moore in which he suggested that the District should recoup some of the windfall profits ally closings give to developers. Williams pointed out to the Commission that a question can be made as to the extent expansion of this store, and similar expansions, adversely affect small businesses.

Williams asked that the Commission endorse these points, which it agreed to do. A copy of his letter is attached to the file copy of these minutes.

- XVI. Haugen said there was no report from the Committee on Human Resources And The Aging, but she passed out copies of the June issue of "Spotlight On Aging."
- XVII. At this point the Commission received a report on the contact with Gary Kopff. It was reported that he felt that the ANC must remember that Ireland's Four Provinces was a landmark case. He did not want the ABC Board to be able to say that initial ANC input had been unnecessary since eventually they all changed their minds. He raised the issue of parking capacity vs. seating capacity. He suggested that the application be opposed on certain grounds, but, if granted, certain conditions be met. Kopff said the ANC should force the ABC Board to consider the ANC's views by raising them and thus requiring that great weight be given to them.

The Commission took a position outlined as follows:

- The ANC has not withdrawn from its initial opposition.
 - The ANC does not feel the neighborhood can accommodate another Type C establishment.
 - There are a number of problems associated with the applicant as it is currently operating. The ANC asks, if the application for renewal is granted, that each be considered and discussed in the Findings Of Fact.
 - 1) handling and screening of trash
 - 2) overcrowding and safety
 - 3) insufficient parking and poor monitoring of existing parking; related traffic problems; noise
 - 4) oversupply of Type C seating for the number of local residents
 - 5) off-premise consumption
 - While the ANC is opposed to renewal, it would be appalled if these enumerated problems were not addressed.
 - Copies of this position will be sent to ANC-3F and appropriate citizen groups.
- XVIII. McLean Gardens: Commissioner Coram distributed copies of a July 21 press release prepared by the McLean Gardens Residents Association. A copy is filed with the file copy of these minutes. The Residents Association had also sent a letter to elected officials, to which was attached a "Balanced Development Proposal For McLean Gardens." Copies of these are attached to these minutes.

Coram then introduced a resolution on behalf of the Residents Association. After discussion, the proposed resolution was completely rewritten and approved, without dissent. The adopted resolution is attached to these minutes.

Haugen reported that she had seen a letter to the ANC from the D.C. Dep't of Housing in which reference was made to the granting of the certificate of eligibility for condominium conversion at McLean Gardens.

- XIX. Haugen distributed copies of the notices for the candidate forums sponsored by V.O.I.C.E. At its May 22 meeting, ANC-3C agreed to be a co-sponsor. (Copies are attached to the file copy of these minutes.)
- XX. The Chair brought up the proposed historic preservation legislation pending before the D.C. Council's Committee on Housing. He noted its city-wide impact, and recommended support of legislation of this sort on this subject. Phil Mendelson asked that the Commission also make the point, in its comments, that government

July 24, 1978

statutes and policies should encourage the retention of existing buildings, provided they're still functional, regardless of age and "historic" nature. To this end, he passed out copies of an article his Association (McLean Gardens) had published in the March, 1978 D.C. Gazette. The recommendations of the Chair and Mendelson were accepted by consensus of the Commission.

XXI. The next meeting of the Commission will be Monday, August 28, 1978. The meeting adjourned at 11:50pm.

Respectfully submitted for
the Commission:


Phil Mendelson

July 24, 1978

RESOLUTION

Advisory Neighborhood Commission ANC-3C has received a report from representatives of the McLean Gardens Residents Association regarding their request for help from D.C. Councilmembers and their "Balanced Development Proposal For McLean Gardens." The latter has been submitted to Mr. Dwight Mize in an effort to further discussions on the future of the site. In light of this, the following was approved unanimously by the Commission.

1. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association, which represents the interests of residents of McLean Gardens, with regard to both the residents' needs and any other housing aspects of the parcels presently developed.
2. ANC-3C urges District officials and Mr. Mize to deal with the McLean Gardens Residents Association as well as with ANC-3C and other citizens organizations with regard to the Wisconsin Avenue frontage and any other plans.
3. ANC-3C endorses in concept the Residents Association's "Balanced Development Proposal."
4. ANC-3C challenges the legality of the certificate of eligibility already issued to Mr. Mize and CBI-Fairmac as it lacks review and comment by the Commission. Among other deficiencies, no notice was received of the application, in violation of the D.C. Department of Housing And Community Development policy as stated to this Commission.

A Hatched (as mailed :) MIRA Mize

ADVISORY NEIGHBORHOOD COMMISSION 3-C

Government of the District of Columbia

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Minutes

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Adjournment: The meeting adjourned at 10:15 pm.

Respectfully submitted,

Lindsley Williams

Lindsley Williams, Chair and
Recording Secretary (Acting)