

August 28, 1978

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

MINUTES

August 28, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:05pm. The roll was taken and the following Commissioners were present: Williams, Coram, Kopff, Rothschild, and Grinnell. Shortly thereafter, Pitts and McGrath arrived. By 8:30, Haugen had also arrived.

Verification of posting notices of the meeting was ascertained from the Commissioners.

Rothschild asked the Chair about whether anything was being done to obtain placards for meeting notices. The Chair thereupon asked Phil Mendelson to assist the Commission on this matter.

- II. Minutes for the last three meetings of the Commission, already distributed to the Commissioners, were considered for adoption as follows:

June 26: item XVII (on page 4) was questioned by Williams. Rothschild explained that the Taxation Committee consisted of Grinnell and Kopff. These minutes were then adopted without change.

July 10: a correction was noted and accepted pertaining to the last line of item number 4 on page 2. It should say "\$400 per quarter" rather than using the figure \$300. With this one correction, these minutes were adopted.

July 24: It was requested that the parenthetical comment on page 3, item VII., reading in part, "even if he continues to own...", be struck. This correction was accepted, and the minutes adopted.

Rothschild remarked that the July 24 minutes were fine, but too long. Grinnell responded by saying the minutes need to cover all points. Kopff noted that the minutes seem to be getting longer every month.

Commissioner Coram, as Recording Secretary, will have to attest to these minutes having been approved, noting the corrections.

- III. Lt. Romanelli reported that he had been asked to let up on the enforcement of the residential parking program for a week or so while problems in the distribution of the stickers are resolved. He can be reached at 282-0050.

- IV. At the request of the Chair, the usual monthly agenda was suspended in order that the Commission could take up the matter of its budget.

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

- A. Grinnell gave the Treasurer's Report. Current balances total \$15,692.92. He said he has received a "weak assurance" from Mr. Leonard that two back payments of \$2510 each "are in the mill."

Kopff explained that in order to obtain impounded funds, the Commission will have to spend over \$12,000 before September 30th.

- B. The Chair and Kopff pointed to two charts on the blackboard in the room. The charts attached to these minutes are similar, except that the figures on the blackboard were preliminary or had not yet been filled in.
- D. Discussion ensued as to the proposal for the Commission to acquire a copier. It was explained that the copier would both reduce the Commission's photocopying costs (in terms of actual expenses as well as travel time) and increase the Commission's funds by helping to release the impounded payments. Rothschild moved to defer any decision on the copier until after consideration of funding requests from various groups. This was accepted by consensus.
- E. The Commission thereupon considered the following requests:

1. Bob Stumberg of the Harrison Institute (Georgetown University Law Center) explained the proposal distributed to the Commissioners several days ago. He emphasized that this could not yet be a binding proposal from the University. Kopff asked if the proposal could be expanded to include other issues such as taxes. Williams commented that to implement this proposal might require frequent Commission approvals that could best be handled by the Chairman because they could not wait for the Commission's once-a-month meetings.

It was agreed that this proposal could assist the Commission on the impoundment issue. Stumberg also said he would be willing to work with other counsel, if it so happened that the Commission had other counsel, on this issue or any other under the proposal. He said that the Institute could not assist the Commission on any matter that involved the D.C. Council's Committee on Finance and Revenue--another client of the Institute.

It was moved that funding in the amount of \$3506 be considered for this project, and that the proposal be amended to incorporate work on the impoundment issue. This amount would be budgeted at \$303 each for fourth quarter '78 categories of permits/licenses and planning/zoning, followed by \$300 for each quarter thereafter, and \$100 per quarter for taxes.

2. Harry Montague presented the CCL "Proposal For Continuing The Community Plan For Cleveland Park," and provided the Commission with one copy of the plan as it has evolved to date. He pointed out that this proposal only provides for staff time to complete the project, and he noted that planning projects such as the Woodley Park Plan cost in the neighborhood of \$10,000. This plan will be widely distributed, and already has been used in an ABC case and the June 27, 1978 WACC/ANC Public Hearing.

Kopff noted the Commission's informal policy that recipients of its monies are not bound to positions that may have been adopted by the Commission. It was then moved that the Commission consider funding in the amount of \$2000 for this project. This amount would be budgeted at \$80 each for the categories of environment, housing, land use, recreation, and transportation.

3. Bill Carroll distributed copies of a budget request for the publication of the Woodley Park Plan. He explained that the Woodley Park Community Association's need for the money was immediate, but that he expected the plan's usefulness to be beneficial for the next ten years. This is not just a land use plan; it touches on all aspects of community existence. A motion was made for consideration of the request, amounting to \$2500, to be budgeted in the amount of \$50 per quarter for each of the 12 categories except taxes and permits/licenses.
4. Transportation service for senior citizens on Connecticut Avenue: Sister Burkholder, Mrs. Ruth Breslow, and Mr. Richard Artis (Director, D.C. Office on Aging) came before the Commission to answer questions with regard to their \$5044 request. Copies of the proposal, budget statement, and schedule were submitted to the Commission at its meeting last month. The thrust of the program is to help the elderly, but the transportation service will take middle age people as well. Artis said his office will expand transportation assistance for programs such as this, but not until 1979. This funding proposal will fill the void between now and then. It was moved that the Commission consider this proposal, in the amount of \$3200. This would be budgeted in the amount of \$400 in the categories of human resources/aging and transportation for each of the quarters in 1979.
5. Ellen Lister Mishkin returned to the Commission (she came in July) to provide further information, as requested, on the proposed fence funding proposal for St. Alban's Day Care Center. She distributed a proposed budget, with information on estimates and enrollment written on the back. A written resolution was also submitted, which was informally amended by the Commission, but was not formally moved. It was moved that \$300 of the ANC's funds be given to St. Alban's Day Care Center for the purpose of helping defer costs of a fixed picket fence around its playground. This would be budgeted under recreation for the fourth quarter of 1978.
6. The long-standing request of the Newark St. Community Garden Association was brought up. The Commission recognized that no representatives of the Garden Association were present, and that the Association had been told to come back to the Commission in September, but the Commission felt it could take some action now.

Questions were raised about the nature of the loan, used by the Garden Association in order to install water, and the accessibility of plots (i.e., membership) to the community. Several figures were discussed by the Commissioners, but the amount of \$300 was finally moved. This would be granted with no strings attached. It was agreed that if more money was desired, the various questions would have to be answered. The amount of \$300 would be budgeted at \$150 each for environment and recreation for the fourth quarter of 1978.

- F. Kopff explained that the budget being developed was accrual. He noted that the Commission, according to its budget, will spend less in the fourth quarter of 1978 than it spends in each of the quarters of 1979— if each of tonight's proposals are granted as moved and budgeted. But on a cash basis, the Commission is considering expending \$11,806 tonight. Although this will significantly lessen the Commission's balances, it should loosen up impounded funds, enabling further grants in the future.
- G. Lou Rothschild submitted an unwritten proposal in the amount of \$1200 for a shuffleboard program. There was discussion about the need for information on available land, storage facilities, assistance to be provided by the D.C. Dep't of Recreation, etc. Coram pointed out that the Commission had earlier decided not to consider any proposal from the McLean Gardens Residents Association until it was put in writing. Haugen wanted to know what group was approaching the ANC on this request. It was agreed by consensus that this request would be deferred until September 18th.
- H. The matter of the copier was brought back for discussion. Kopff pointed out that the Commission could provide itself with a cushion (unspent funds) and still be able to afford the more expensive model. The amount of \$3850 was moved (\$3620 for the copier, plus \$175 maintenance, plus the balance for miscellaneous supplies).
- I. The Commission then proceeded to review the requests/motions that had been proposed thusfar. It was moved that the Woodley Park Plan request be reduced by \$1000. Every budget category, except taxes and permits/licenses would be reduced by \$20 per quarter. The consensus of the Commission was that if the impounded funds are released, restoration of the cut \$1000 would be considered.
- J. Each of the proposed expenditures, as amended, were considered as a whole. A roll call vote was taken, and the vote unanimous (Arons absent). This final action is shown in the two charts attached to these minutes. The Chair then moved a special vote of thanks for Gary Kopff's assistance. This was approved.
- V. Although the meeting was about to adjourn, the Chair asked for quick consideration of the following matters:
- A. The Commission considered, moved, and approved its sponsorship, along with other ANC's and community groups in the Ward, of the At-Large Candidates Night at Chevy Chase Community Center on Sept. 6th. No costs would be incurred.
- B. The Commission approved a request for the posting of signs in the alley between 28th & 29th Streets and Woodley Road and Cathedral Avenue regarding speeding. There is concern for the children in the area.
- C. It was reported that the owners of Wardman Tower (Sheraton Park Hotel) have indicated to the Task Force that they are willing to accept the recommendation that the structure be retained and that it be nominated for landmark status, provided this would not preclude remodelling for alternative uses, such as condominiums. The Commission gave Williams the liberty to accept this restriction.

- D. Two ABC licenses are pending in the ANC area. Both are transfer requests. The Sea Fair request, at 2655 Conn. Ave., was given to Pitts to report back to the Commission at its Sept. 18 meeting. The Commission had no objection to the Sheraton Park (#78) request, and requested Williams handle this.
- E. McGrath presented a letter received from the Committee For Washington. The Commission agreed a response should be drafted; Williams was given the authority to disassociate 3C from the Mayor's conclusions.
- VI. The next meeting of the Commission will be Monday, Sept. 18, 1978. The meeting adjourned at 11:00pm

Respectfully submitted:


Phil Mendelson

Attested as correct and approved:

Katherine V. Coram
Recording Secretary

AUG 28 1978

PROPOSAL FOR FUNDING TO
ADVISORY NEIGHBORHOOD
COMMISSION 3C

LEGAL ASSISTANCE FOR ANC
ZONING AND LICENSE ISSUES

SUBMITTED BY

THE ANNE BLAINE HARRISON
INSTITUTE FOR PUBLIC LAW

GEORGETOWN UNIVERSITY LAW CENTER

Proposal for Funding to ANC 3C:
LEGAL ASSISTANCE FOR ANC ZONING AND LICENSING ISSUES

SUMMARY

Applicant

The applicant is the Anne Blaine Harrison Institute for Public Law of Georgetown University Law Center---formerly the D.C. Project. The Harrison Institute has provided legal services to ANCs since their inception, including interpretation of the ANC statutes; zoning and liquor license hearings; ANC legal training courses; and appellate representation. The program represented ANC 3C area residents in the appeal of an ABC Bd. decision, Kopff v. D.C. ABC Bd., the case which won judicial enforcement of ANC rights to notice and great weight.

Goal

The goal is to strengthen the capacity of ANC 3C to advise the District government with respect to zoning and liquor license decisions.

Objectives

- a. Provide full legal representation in BZA and ABC Bd. contested cases to the limits of resources under this proposal.
- b. Provide written analysis or briefings on planning, zoning or liquor license legal issues which must be resolved in order for ANC 3C to effectively advise the District government.

Approach

Services provided will relieve the burdens of legal preparation on elected Commissioners in their participation in the zoning and licensing processes. Operating as a university-based clinical program, the Harrison Institute can provide quality legal assistance at low cost to the ANC. Provision of services to the ANC will be governed by a working agreement which answers potential issues and concerns to the satisfaction of the ANC and the University.

Accountability to the ANC

Quarterly reports, both written and oral briefings, will be provided.

Timetable

Work can begin as soon as the working agreement is drafted. Each legal project should have its own timetable and projection of hours.

Budget

A total of \$3,006 is requested by this proposal for a fiscal year plus one month. The activity falls into ANC budget categories of land use, planning and zoning, and permits and licenses.

Other Sources of Funding

Indirect costs (approx. 20 percent of direct costs) charged by the University on all off-campus research and services will be paid by the Harrison Institute's internal fund which is being contributed by the New World Foundation.

Proposal for Funding to Advisory Neighborhood Commission 3C

LEGAL ASSISTANCE FOR ANC ZONING AND LICENSE ISSUES

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Appendix

Resumes: Suzan Aramaki, Staff Attorney
Robert Stumberg, Deputy Director
Jason Newman, Director

Goals and Objectives of the Anne Blaine
Harrison Institute for Public Law

Program Descriptions:

Community Legal Assistance
Developmental Disability Law Project
Legislative Research Center

The Anne Blaine Harrison
Institute for Public Law

Georgetown University Law Center

605 G St., N.W. - Suite 401
Washington, D.C. 20001
202-624-8235

Director: Jason I. Newman
Deputy Director: Robert K. Stumberg
Staff Attorney: Suzan J. Aramaki
Administrator: Nancy D. Bradley

I. THE APPLICANT

The Anne Blaine Harrison Institute for Public Law (hereafter the Harrison Institute) was created at Georgetown University Law Center in August, 1978. The Harrison Institute takes the place of the D.C. Project at Georgetown, and will continue the legal assistance programs formerly operated under the name of the D.C. Project. Those programs, briefly, include the following:

Legislative Research Center: Research and drafting services are provided to committees of the D.C. Council. Among the issues for which the program has drafted major legislation over the past three years are: the D.C. Freedom of Information Act; the Hazardous and Solid Waste Acts; the Real Property Transaction Excise (speculation tax); the Housing Finance Agency Act; the public banking corporation bill; and public personnel rights provisions.

Developmental Disability Law Project: The program represents disabled (physically or mentally) persons who have been denied their rights to treatment, education or benefits under District of Federal law. The predominant area of litigation has been special education placement hearings for children in the public school system.

Community Legal Assistance: This is the program under which this proposal is submitted. It has provided legal assistance to community organizations since the D.C. Project was founded over six years ago. The past two years have been devoted primarily to serving ANCs through community newsletters which analyze legal questions asked by commissioners; a 12 session course on D.C. local government law and neighborhood legal action; and ANC-related litigation. The CLA program has assisted numerous ANCs with their strategies before the Board of Zoning Adjustments and the Alcoholic Beverage Control Board. Moreover, the program has represented the individual residents who wanted to appeal BZA or ABC Board decisions. Several of the zoning appeals are now pending. The major ABC Board appeal (Kopff, et al. v. D.C. ABC Board) resulted in judicial enforcement of ANCs rights to proper notice and great weight before D.C. agencies in contested cases.

The programs of the Harrison Institute are operated as clinical programs out of the Law Center. This means that to the extent possible, law students are used to do the legal research, writing and preparation for projects---all under close supervision, of course. Additional information on the nature of these clinical programs is found in the appendix of this proposal.

II. GOAL, OBJECTIVES AND ACTIVITIES

Since this proposal is service-oriented, the objectives and activities are essentially one in the same. They are thusly summarized under the goal.

Goal: Strengthen the capacity of ANC 3C to advise the District government with respect to zoning and liquor license decisions.

Objectives:

- a. Provide full legal representation in Board of Zoning Adjustment and Alcoholic Beverage Control Board contested cases to the limits of resources under this proposal.
- b. Provide written analysis or briefings on planning, zoning or liquor license legal issues which must be resolved in order for ANC 3C to effectively advise the District government.

III. APPROACH

This is a proposal for legal services directly in support of the Advisory Neighborhood Commission's primary duty to advise the District government with respect to neighborhood planning and development. The Harrison Institute will provide (through its Community Legal Assistance program) as much professional and support staff time as the approved budget will allow. Operating as a clinical program out of a university setting, the Institute can provide quality legal services at low cost to the ANC.

The Harrison Institute maintains its legal expertise and efficiency by specializing in specific areas of the law. This is not a proposal for general legal services; it is limited to the area of administrative law cases which relate to zoning and liquor licenses, and legal issues regarding planning and zoning outside of the context of a contested case.

It is worthy of note that the legal services should not be designed to replace the role of ANC Commissioners in any way. The direct participation of Commissioners in zoning and license cases is fundamental and essential for the greatest credibility and legal impact.

Within this context, the legal research, the advice on legal strategy, the assistance with presentation of arguments and cross-examination---all will support the advisory role of the elected Commissioners. The heavy burdens of preparation in the law will be shifted to the more efficient resources of the

legal services program, leaving the Commissioners more time to deal with soliciting the concerns of their neighbors.

It is proposed that legal services provided under this proposal be governed by a working agreement which can serve as a guide to mutual responsibilities and understandings. Such an agreement can anticipate and avoid complications which might detract attention from the more important work at hand. Continuation of services would depend on University approval of the working agreement.

The nature of issues which this agreement should cover can be summarized as follows:

1. Accounting methods for time and expenses---a method most in keeping with the ANC's own standards and within the dictates of the auditor's rules and D.C. law.
2. Procedures for requesting legal services which are not cumbersome, but which do assure that the ANC as a whole is requesting the service, and not an individual acting without the knowledge of the other Commissioners.
3. Understanding as to the public nature of work product provided under public funds, and how this "public" nature is limited by the attorney-client privilege.
4. The need for compliance with D.C. law in terms of the nature of services provided---for example, the avoidance of services which primarily benefit individuals as opposed to the neighborhood as whole; and the proscription on ANC initiation of legal action in the courts.
5. Procedures for seeking ANC approval of any amendments to the original working agreement or budget.
6. Procedures for the return of any unexpended funds.

IV. ACCOUNTABILITY TO THE ANC

The Harrison Institute will submit a written report of services rendered and an accounting of staff time on a quarterly basis. In addition, an Institute staff attorney will be available to report directly to the ANC at one of its regular business meetings on a quarterly basis---without cost to the ANC.

V. TIMETABLE

Because the clinical program is now operational, and because the litigation and information files have been developed over the past two years of service to ANCs, the legal services under this proposal can begin as soon as the working agreement is negotiated.

The kind of timetable which will be needed (but which is not possible to develop now) is a projection of work flow and hours for each distinct case or research project undertaken. These project timetables are important for involving the ANC in planning of legal research priorities, which in turn is essential for allocation of the legal services budget over the entire fiscal period.

VI. BUDGET

<u>Personnel</u>				\$2,486
<u>position</u>	<u>percent of time</u>	<u>hours</u>	<u>subtot.</u>	
Director	1.0%	20.8	\$466	
Deputy Director	3.0%	62.4	\$735	
Staff Attorney	6.0%	124.8	\$590	
Administrator	1.5%	31.2	\$280	
Secretary	4.5%	93.6	\$415	
<u>Rent</u>				\$ 225
<u>Supplies, Research Materials & Subscriptions</u>				\$ 100
<u>Local Travel & Delivery</u>				\$ 45
<u>Duplication</u>				\$ 150
<u>TOTAL</u>				<u>\$3,006</u>

Note: This budget provides for a total of 332.80 staff hours, excluding law student time. When law student time is considered, there is a considerable increment to the staff hours.

VII. OTHER SOURCES OF FUNDING

The indirect cost rate applied by Georgetown University to all research and service programs conducted off campus is approximately 20 percent. This cost will be paid by the "Institute Fund" of the Anne Blaine Harrison Institute for Public Law. This Fund was established through a grant from the New World Foundation of New York, to be operational in October of 1978. One of the primary purposes of this fund is to provide matching or supporting funds for innovative legal service grants or contracts which support citizen participation. Indirect costs on the budget above would be approximately \$600.

APPENDIX

-RESUMES

Suzan J. Aramaki

Born: November 11, 1952

Local Address: 21 Eighth St., N.E, Apt. 3
Washington, D.C. 20002
(202) 544-6864

Permanent Address: 4724 Kandel Court
Annandale, Va. 22003
(703) 354-8131

Marital Status: Single

Educational Background

Legal: Georgetown University Law Center J.D. May 1978

Academic: Number of credit hours completed -- 83
Overall average -- C/C+

Course: As required, but with elective emphasis on
Administrative and Environmental Law, and
Clinical Program in Legislation

College: Stanford University, Stanford, California B.A. June 1974

Course: Liberal Arts -- Psychology Major 3.4/4.0 scale

Honors: Researcher and assistant to Dr. Norman Mackworth,
Dept. of Psychology (Sept., 1973 -- June, 1974)
and Drs. John Bonvillian and Keith Nelson, Dept.
of Psychology (Sept., 1972 -- June, 1973)

Activities: Volunteer Interviewer for the San Mateo
County Own Recognizance Project (similar to
D.C. Bail Agency), June, 1974 -- August, 1974

Employment Experience: December, 1977 -- May 1978, Law Clerk, Prof. J. Newman
Summer, 1977, Law Clerk, D.C. Project, 605 G St., N.W., D.C.
Summer, 1976, Criminal Investigator, District of Columbia
August, 1974 -- August, 1975, Investigator, San Mateo County Own
Recognizance Project, Redwood City, California
January, 1975 -- March, 1975, Instructor, Stanford undergraduate
SWOPSI (Stanford Workshops on Political and Social Issues)
course, "Pretrial Detention and Release"
Summer 1971 & 1972, Proofreader and Key puncher, Kentron Hawaii, Inc.,
Honolulu, Hawaii

References: On Request

ROBERT K. STUMBERG

Residence:

167 E. Main Street
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Born 6/20/50

Married

Office

605 G St., N.W., 4th Fl.
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202-624-8235

EDUCATION

present LL.M. candidate, Georgetown University Law Center;
Washington, D.C. (state/local government law and
legislative process).

5/75 J.D., Georgetown University Law Center; Washington D.C.

5/72 B.A., Macalester College; St. Paul, Minnesota; Gradua-
tion with Distinction (4.0 in major field of political
science); National Political Science Honor Society
(Pi Sigma Alpha); Phi Beta Kappa.

EXPERIENCE

7/77 - Adjunct Professor of Law, Georgetown University Law Center
present

2/77 - Deputy Director, The D.C. Project, Georgetown University
present Law Center: responsible for administration, program
development, fundraising, curriculum planning, student
supervision, and seminar teaching in three clinical
programs:

- * Community Legal Assistance: general legal assistance
and administrative law litigation for community
organizations, particularly the Advisory Neighbor-
hood Commissions of the District of Columbia
government.
- * Developmental Disability Law Project: representa-
tion of mentally and physically disabled persons
in areas of special education and employment dis-
crimination, consumer legal education.
- * Legislative Research Center: policy research,
drafting and bill management for committees of the
Council of the District of Columbia, a body with
delegated authority equivalent to that of a state
legislature.

7/75 - Teaching Fellow, The D.C. Project: responsible for program
7/77 development, student supervision, curriculum planning,
and seminar teaching for the Legislative Research Center.

ROBERT K. STUMBERG

- 9/74-6/75 Legal Intern, Senate Government Operations Committee, Subcommittee on Intergovernmental Relations: research and drafting on issues of property tax reform and fed. regulation of lobbying.
- 9/74-5/75 Teaching Fellow, Georgetown Legal Writing Program: legal writing, research and appellate argument class of 13 first year law students.
- 5/74-9/75 Law Clerk, Law Offices of Washington: general practice case work; assisted staff hiring; developed plans for prepaid legal services and use of paralegals.
- 9/73-5/74 Legal Intern, D.C. Public Interest Research Group: community education seminars, research memoranda for D.C. Council staff; position papers on housing issues.
- 11/72-5/74 Law Clerk, Gailor, Burns & Elias: Legal & economic research for firm specializing in federal regulation of financial institutions; prepared Congressional testimony, business workshops and administrative hearing material.
- 6/72-9/72 Intern, Citizen Action Group (a Public Citizen/Nader affiliate): wrote manual on project selection, research design, curricular planning and staff selection for public interest organizations.

BAR MEMBERSHIP

- 9/75 Supreme Court of Missouri
- District of Columbia - Waiver application pending

COMMUNITY INVOLVEMENT

- 6/75-present Board of Directors, Community Law Offices; Washington, D.C.: professional corporation for moderate-income legal services.
- 9/72-5/75 Chairman, consultant to D.C. Public Interest Research Group, Inc. (DC PIRG): initial organization; funding; staff hiring; project research planning.
- 6/73-9/73 Research Coordinator, City-Wide Housing Coalition: condominium conversion and rent control committees.
- 11/70-9/71 State Board of Directors, Minnesota Public Interest Research Group, Inc. (MPIRG): initial organization; staff hiring; project research planning; newsletter; funding.

ROBERT K. STUMBERG

CONFERENCES

- 1/78 Convener, Neighborhood Legal Action; Legislation Conference---National Association of Neighborhoods; Newark, N.J.
- 10/77 Panelist, Citizen Education; 6th National Conference---National Association of Neighborhoods; Chicago, Ill.
- 4/77 Panelist, Introduction to Tax Policy; Conference on New Directions in State & Local Tax Reform---Conference/Alternative State & Local Public Policies; Washington, D.C.
- 4/77 Panelist, Neighborhood Legal Action; 5th National Conference---National Association of Neighborhoods; Pittsburgh, Pa.

PERSONAL BACKGROUND

Raised in St. Charles, Missouri; son of a lawyer and a teacher of music. In high school, participated in debate, student council, track, cross-country and organized American Field Service program. Named to Honor Roll and National Honor Society.

Activities in college included election as Student Government President; Chairman of Student Government Educational Affairs Committee; editorial staff of student newspaper; heavy involvement in PIRG organizing at campus and state levels; varsity letterman and team co-captain in track and cross country. Upon graduation, was offered, but declined Syracuse University Maxwell Fellowship for graduate work in social science.

Activities in law school included continuation of involvement in PIRG organizing and writing for law student newspaper.

Married in May 1975 to Susan R. Halse, an ordained minister of the United Methodist Church. Interests which survived law school include guitar and bicycling.



the
D.C.
project

Dean of the Law Center
DAVID J. MCCARTHY

Director
JASON I. NEWMAN

Administrator
NANCY D. BRADLEY

community
legal
assistance

Deputy Directors

JOHNNY BARNES
Community Legal Assistance
BERTRAM ROBERT COTTINE
Developmental Disabilities

Staff Attorneys

SARI B. MARMUR
Administrative Law
CHARLES CRAIG
Youth Centers
ROY PEARSON
Legislation
ROBERT K. STUMBERG
Legislation
MICHAEL WARREN
Youth Centers

Legislation Consultant
JOHN KRAMER

street law

Deputy Director

EDWARD L. O'BRIEN

Assistant Directors

LENORE CAMERON
EDWARD McMAHON
LEE ARBETMAN
MARY McClymont

Director-Corrections

DAVID T. AUSTERN

Paralegal

MICHAEL BURNETTE

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clinical programs building - 412 5th st., n.w.
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Curriculum Vitae

JASON NEWMAN

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Washington, D.C. 20015
(202) 244-6738

Date of Birth: May 27, 1939

EDUCATION

Georgetown University Law Center, Washington, D.C.
LL.B., June 1965
Boston University, Boston, Massachusetts
B.A., June 1961

BAR

Admitted to the New York and District of Columbia Bars

PRESENT POSITIONS

- * PROFESSOR OF LAW, GEORGETOWN UNIVERSITY LAW CENTER
- * FOUNDER AND DIRECTOR, D.C. PROJECT: COMMUNITY LEGAL ASSISTANCE AND STREET LAW
- * FOUNDER AND DIRECTOR, NATIONAL STREET LAW INSTITUTE

The D.C. Project

The D.C. Project, the largest clinical program at Georgetown University Law Center, is composed of five discrete legal clinics as well as a community-wide legal education component.

Professional staff: Eleven full-time attorneys (four under a special masters' program created for the Project); two part-time attorneys. Supported by private and public funds.

With law students receiving credit, the following assistance is provided within the District of Columbia:

1. Community legal assistance unit - daily legal assistance to community groups on such matters as tax, corporate, contracts, consumer, transportation, environment, housing, general legislation and governmental policies.
2. Administrative law unit - under the third year practice rule, law students are certified to take cases before D.C. administrative agencies and the courts. Practice manuals and text books written.

3. Legislative unit - serves as a research and drafting unit for the City Council.
4. Developmentally disabled unit - joint program with Georgetown University Medical Center regarding the problems of the mentally and physically handicapped.
5. Community education - newsletter to the public regarding significant legal issues. Speaks before local groups and radio and T.V. appearances on major issues of local concern.
6. Street Law
 - a. High school project - practical law (including the areas of criminal law and procedures, consumer law, family law, housing law and individual rights) taught to students at all of the sixteen D.C. public high schools. Course includes newsletter written by high school students and disseminated city-wide and an annual city-wide mock trial competition judged by members of the local and federal judiciary. Books published by West Publishing Company.
 - b. Corrections project - Street Law curriculum (including legal research, sentencing, probation, post-conviction relief, parole and constitutional law) taught in correctional facilities serving the District. Books published by West Publishing Company.

National Street Law Institute

Professional staff: Five attorneys, one half-time attorney, one paralegal.

The National Street Law Institute assists law schools in establishing and operating educational law programs for laypersons. Presently under the aegis of the Institute, legal programs have been established in high schools and correctional facilities in six cities (Davis /California/, San Francisco, Denver, South Bend, Cleveland, and Seattle). The Institute also provides technical assistance to school systems, departments of corrections, bar associations, state and local governments, and legal services programs. Among the groups the Institute has worked with are the American Bar Association (and numerous state and local bar associations), the Association of American Law Schools, the National Legal Aid and Defender Association, and delinquency prevention and juvenile justice agencies in Washington, D.C., and New York State, departments of corrections in California, Colorado, Washington, and Washington, D.C.

The Institute's Advisory Board is composed of national recognized lawyers and educators. National books are published by West Publishing Company.

FORMER POSITIONS

ADJUNCT PROFESSOR OF LAW, GEORGETOWN UNIVERSITY LAW CENTER
(Spring 1970 to 1972)

Taught courses in poverty law and urban affairs.

SPECIAL COUNSEL TO THE NATIONAL OFFICE OF ECONOMIC OPPORTUNITY LEGAL SERVICES PROGRAM (March 1970 to May 1972)

Filed briefs on behalf of the poor before governmental agencies, federal and local courts and was general legal advisor to the national office and local programs.

COUNSEL TO THE FIRST CITY COUNCIL OF THE DISTRICT OF COLUMBIA (September 1968 to March 1970)

Drafted legislation and served as legal advisor.

LEGAL ADVISOR TO NATIONAL LABOR RELATIONS BOARD MEMBER JOHN H. FANNING (July 1967 to September 1968)

Drafted Board opinions.

ASSISTANT GENERAL COUNSEL, DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK (January 1966 to July 1967)

Legal advisor regarding housing policies.

UNITED STATES ATTORNEY'S OFFICE FOR THE SOUTHERN DISTRICT OF NEW YORK (Summer Intern 1964)

COMMISSIONS

COMMISSIONER, ADVISORY COMMISSION, SPECIAL COMMITTEE ON YOUTH EDUCATION FOR CITIZENSHIP, AMERICAN BAR ASSOCIATION (August 1977 to present)

Twelve members, representing the legal profession across the country.

CONGRESSIONAL LAW REVISION COMMISSION FOR THE DISTRICT OF COLUMBIA (October 1974 to present)

City Council appointment. Nineteen member Commission appointed by the United States Senate, the United States House of Representatives, the President of the United States, the Unified Bar, the Mayor of the District of Columbia, the Corporation Counsel of the District of Columbia, the Joint Committee on Judicial Administration and the Office of the Public Defender.

COMMISSIONER, DISTRICT OF COLUMBIA ADVISORY COMMISSION ON EDUCATIONAL LAW REVISION (December 1975 to April 1976)

A Commission created by the Board of Education to define the relationship between the Superintendent of the School Board and governmental agencies. Twenty-one members appointed by the Board of Education.

VICE CHAIRMAN, DISTRICT OF COLUMBIA CITY COUNCIL COMMISSION ON INDUSTRIAL AND COMMERCIAL DEVELOPMENT (December 1972 to June 1974)

City Council appointment. Thirty members from banking, business and private life.

COMMISSIONER, CONGRESSIONAL COMMISSION ON THE ORGANIZATION OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA (NELSEN COMMISSION) (January 1972 to March 1972)

United States Senate appointment. Twelve members: Two United States Senators, two United States Congressmen, two White House officials and six persons from private life.

CONSULTANT, PRESIDENT'S COMMISSION ON CIVIL DISORDERS (September to December 1968)

Author of Commission papers on consumer protection and rural-urban migration.

HONORS

Received Rockefeller Foundation grant to direct and instruct an urban studies seminar program for the District of Columbia Board of Education (Summer 1969)

Received Ford Foundation stipend for criminal law research while attending Georgetown University Law Center (1965)

PUBLICATIONS

1. Law Journals

American University Law Journal - Volume 24, Number 3, 1975 - "Bringing Democracy to the Nation's Last Colony: The District of Columbia Self-Government Act." (Co-authored)

Georgetown University Law Journal - Volume 59, Number 5, May 1971 - (Lead article) - "A Man in the Billion Dollar Wasteland" - Proposals for the National Linkage System; Poor Peoples' Bond, Federal Bonding Linkage Corporations, National Lottery and Judi-banks (Co-authored)

The Clearinghouse Review - Volume V, Number 9, January 1972 - "Poor Peoples' Ecology: A Call to Action" - A documentary indicating the poor are particularly adversely affected by all sources of pollution with legal as well as regulatory approaches to ameliorate this condition

2. Newspapers, Pamphlets, Magazines

The District Lawyer - Fall issue 1976 - Feature article for the first issue of a new Bar Association publication, entitled "How D.C.'s Legislative Process Works"

The Washington Star - Comment Section, Sunday, January 18, 1976 - Article - "Can Home Rule in D.C. Pull Through?" - reviewing the first full year of home rule in the District of Columbia (Co-authored)

The Potomac Current, July 1974 - Newspaper column called "The New District," written on a regular basis concerning the new District of Columbia government

The Bulletin Board, April 1973 - "Revenue Sharing and the District of Columbia" - An analysis of the budgetary, programmatic and political effect of revenue sharing in the District of Columbia

The Washington Post - Outlook Section, Sunday, August 29, 1971 - (Lead article) - "Putting Money to Work" - proposals to help meet the credit needs of the poor. (Republished - The Congressional Record, September 20, 1971; The Clearinghouse Review, November 1971) (Co-authored)

Civil Rights Pamphlet - 1965 - Wrote and edited pamphlet entitled "Rights on Arrest in North Carolina." Published and distributed throughout the state by Law Students Civil Rights Council .

3. D.C. Project Publications Prepared Under My Direction

Street Law: A Course in Practical Law, National Teacher's Text, high school edition (West Publishing Company, April 1975)

Street Law: A Course in Practical Law, National Student Text, high school edition (West Publishing Company, April 1975)

Street Law: A Course in Practical Law, Teacher's Text, D.C. edition (Published by D.C. Project, August 1975)

Street Law: A Course in Practical Law, Student Text, D.C. edition (West Publishing Company, 1974)

Street Law: A Course in the Law of Corrections, National Teacher's Text (Published by West Publishing Company, 1976)

Street Law: A Course in the Law of Corrections, National Student Text (Published by West Publishing Company, 1976)

Street Law: A Course in Practical Law for Correctional Institutions, D.C. edition, Teacher's Text (Published by West Publishing Company, 1976)

Street Law: A Course in Practical Law for Correctional Institutions, D.C. edition, Student Text (Published by West Publishing Company, 1976)

Street Law: The Ultimate Weapon, D.C. edition, a practical law course to be used by students in junior high schools (Published by D.C. Project, Spring 1975)

Juvenile Manual (Published by D.C. Project and Bar Association of the District of Columbia)

Home Rule Booklet (Published by D.C. Project, 1974)

Human Rights Commission Practice Manual (Published by D.C. Project, 1974)

Police Complaint Practice Manual (Published by D.C. Project, 1975)

The District of Columbia: Its History, Its Government, Its People, textbook for law students (Published by D.C. Project, 1975)

Rent Control: A Manual for Laypersons and Lawyers - a manual on the 1975 D.C. Rental Accommodations Act (Published by D.C. Project, 1975)

The District of Columbia Department of Motor Vehicles - a manual on the D.C. Department of Motor Vehicles (Published by D.C. Project, 1975)

A Citizen's Guide to the District of Columbia City Council - a manual on the District Council (Published by D.C. Project, 1975)

Advisory Neighborhood Commissions: Government of the People By the People and For the People - a manual on D.C. citizen participation mechanisms (Published by D.C. Project, 1975)

The District of Columbia Board of Appeals and Review - a manual on the D.C. Board of Appeals and Review (Published by D.C. Project, 1975)

POLITICAL ACTIVITIES

D.C. Treasurer - McGovern, Shriver, Fauntroy 1972 Presidential campaign.

Campaign Manager - Democratic primary candidate for New York City Comptroller, 1965

Manhattan East Side Coordinator - Mayoralty campaign of Congressman William F. Ryan, D-New York, 1965

COMMUNITY AND GOVERNMENTAL ACTIVITIES (Past and Present)

Unified Bar, Chairman, Legal Committee

Unified Bar, Chairman (Elected), Division Six, D.C. Affairs

National Legal Aid and Defender Association, Chairman, Clinical Committee

The American Jewish Committee, Member of Governing Board

Coordinator of 1973 local lobbying effort for the Home Rule Bill

Self-Determination for D.C., Member of Steering Committee, Counsel

D.C. Bicentennial Commission, Counsel

D.C. Citizens for Better Public Education, Member, Executive Board, Chairman, Legal Committee, First Vice President

WETA/TV Public Broadcasting, Member, Board of Directors (Elected)

D.C. Board of Trade, Citizen Member, Member of several task forces of Fiscal Affairs Division

Evaluator for the National Science Foundation concerning applications for scientific research relating to proposed national programs

Legal research for House District Committee on constitutionality of Home Rule and legal sufficiency of the Bill's various provisions

NATIONAL MEDIA AND OTHER COVERAGE

Time Magazine, September 13, 1976

RFK Celebrity Tennis Tournament, ABC-TV, Forest Hills, New York, September 5, 1976

Cleveland Plain Dealer, June 27, 1976

Washington Post, May 6, 1976

Clearinghouse Review, April 1976

Newsletter, National Center for Law and the Deaf, Spring 1976

The Black and Gold, Heights High School, Cleveland Heights, Ohio, February 27, 1976

NEA Journal, January 1976

Washington Star, May 2, 1975

Juris Doctor Magazine, November 1974

ABA Student Lawyer Magazine, September 1974

National Observer, September 15, 1974

Target, July 1974

Washington Star, April 28, 1974

Philadelphia Inquirer, September 16, 1973

Synergist, published by the National Student Volunteer Program Action, June 1973

Washington Afro-American, April 21, 1973

APPENDIX

GOALS AND OBJECTIVES OF
THE ANNE BLAINE HARRISON
INSTITUTE FOR PUBLIC LAW

GOALS AND OBJECTIVES

A. GOALS

1. To institutionalize a program for community legal assistance and education at Georgetown University Law Center which has the capability to develop and operate innovative programs which meet the changing needs of the Washington urban community.
2. To strengthen the foundation of participatory democracy and home rule in the District of Columbia through promoting citizen participation and responsive public institutions.

B. OBJECTIVES

1. Empower Citizen Groups through legal education and assistance to effectively represent collective citizen interests. More specifically, to:
 - a. develop the capacity of citizen groups to identify legal issues and to implement strategies for participation in the decision-making processes of government;
 - b. fully exercise legal rights and entitlements won through law reform litigation and legislation; and
 - c. plan for and utilize outside legal assistance in the most effective way possible.
2. Enhance Responsiveness of government officials, service providers and decision-making processes to the demands of citizen groups. More specifically, to:
 - a. enable decision-makers to translate citizens' demands into viable policy options;
 - b. enable citizens to present their needs in the proper legal/administrative framework such that the officials can respond; and

- c. Forge links between citizen groups and government officials and service providers to facilitate cooperation in resolving community problems.
3. Legal Education: provide law students with a practical experience in public interest representation which goes beyond the traditional litigation role of attorneys, including legal education, mediation and policy research.

APPENDIX

CLINICAL PROGRAM DESCRIPTIONS

- * COMMUNITY LEGAL ASSISTANCE
- * DEVELOPMENTAL DISABILITY LAW PROJECT
- * LEGISLATIVE RESEARCH CENTER

COMMUNITY LEGAL ASSISTANCE

Overview

The principal client group served by Community Legal Assistance consists of 36 elected Advisory Neighborhood Commission (ANCs). ANCs were created by an Act of Congress: their independent status, their legal right to notice of government actions, and a requirement that their recommendations be given "great weight" make ANCs a national model for citizen participation. ANCs have responsibility for participating in the entire government---the widest scope of any advisory system in the United States.

By serving as a principal legal strategist and defender of ANC authority, the Community Legal Assistance Program is helping to shape citizen participation law within the established traditions of state/local administrative procedure. Students in the program are exposed to both the overall process of rulemaking and adjudication within D.C. agencies and issues of significance to neighborhood planning and development such as land use control, business license regulation and housing policy.

Legal Work Setting

A portion of the program will be devoted to identify legal issues; to respond to questions; to suggest legal options and strategies and to prepare legal memoranda.

Students will assist with presentations before D.C. agencies. The most frequent appearances are expected before the Board of Zoning Adjustment, the Zoning Commission,

the Alcoholic Beverage Control Board (liquor establishment licenses), and the Rental Accommodations Commission (housing regulation). In addition, they will contribute to the preparation of appellate motions and briefs.

Teaching Goals

Substantive Law: The program seeks to impart a thorough familiarity with the developing body of interpretive law based on the statutes mandating citizen participation in government. Students must develop a working knowledge of the ANC Duties and Responsibilities Act, the D.C. Administrative Procedure Act, and the regulations of agencies which are the focus of their work.

Legal Writing and Analysis: Careful attention will be given student development of analytic and writing skills using the formats of: memoranda of law; agency petitions and briefs; petitions for review; and appellate briefs.

Legal Presentation: Legal briefings, responses at public meetings, and client counseling will require development of speaking skills. Hearing presentations may depend on law student certification.

Client Relations: Students are expected to develop a personal rapport with ANC Commissioners with whom they work.

Academic Seminar Curriculum

The seminar curriculum emphasizes a combination of substantive law and advocacy technique:

- * citizen participation mechanisms and process (including ANC legislation; the Sunshine Amendment; the D.C. Freedom of Information Act; and innovations in other cities)
- * administrative procedure (including the D.C. A.P.A.; and emphasis on notice, standing and evidence)
- * agency practice (focusing on zoning, housing and business licenses) and D.C. Government structure
- * advocacy technique (including client interviewing; brief writing; writing findings of fact and conclusions of law; and oral advocacy)

Recommended Courses

While there are no course requirements for work with Community Legal Assistance, prior or concurrent exposure to the following areas is recommended:

- * administrative law
- * administrative litigation seminar

- * local government law
- * constitutional law (equal protection and due process)

Supervision

Supervision consists of close review of all written work, observation and critique of ability to spot legal issues and strategies in the community setting. Interaction with staff supervisors is required once a week in addition to the seminar.

Registration and Credit

This is a two semester clinic for which a total of six credits are awarded. It satisfies the legal writing requirement. An interview is required: call Sari Marmur or Bob Stumberg at 624-8235. In addition, the uniform clinical program form must be completed and returned to Associate Dean John Kramer's office.

DEVELOPMENTAL DISABILITY LAW PROJECT

Overview

Medical-legal issues do not occur in a vacuum. Instead, they arrive in human situations where the vulnerability of the patient, particularly the handicapped person, is intensified by the vast complexities of the health care system and the sensitive problems of professional accountability. The Developmental Disability Law Project with the legal problems of developmentally disabled persons at different stages of life.

Legal Work Setting

Students litigate claims at agency hearings; priority is given to employment discrimination and special education cases. Students also participate in briefing consumer groups on rights of the disabled and in assessment of agency enforcement mechanisms for such rights.

Teaching Goals

The clinic emphasizes exposure of students to the developing constitutional law and statutory rights of the handicapped as well as the interaction of law, medicine and other disciplines.

Students are expected to develop client sensitivity and counseling techniques in addition to issue identification, case management and legal writing skills.

Academic Seminar Curriculum

The core of the academic component includes the following areas:

- * "classifying" the disabled
- * special education
- * employment discrimination
- * deinstitutionalization
- * rights to treatment, habilitation and services
- * advocacy techniques

Special attention is given to the Developmentally Disabled Assistance and Bill of Rights Act of 1975 and its interface with the entire legal process. Materials for the seminar include recent case law, statutory and regulatory provisions, and medical, psychological and technical resources.

Recommended Courses

Personal interest in the legal program of the handicapped is the only essential prerequisite to participation in the clinic. Prior or concurrent exposure to the following areas is recommended:

- * constitutional Law (Individual Rights and Remedies)
- * Administrative Law
- * Human Experimentation
- * Medical Jurisprudence Seminar
- * Psychiatry and the Law
- * Health Services Seminar

Supervision

The field work is supervised by Adjunct Professors Ann Britton and Dennis Doyle. This supervision consists of personal review of memoranda, research consultation and critiques of lawyering performance.

Past Projects

During the past two years, students

have been involved in the following projects in addition to representation of clients in agency hearings.

- * mock trial on the disabled child's right to survive
- * medical committee review of mentally disabled juvenile offenders
- * planning and implementation of community based and medical center based advocacy systems
- * investigations of compensatory education, pre-employment medical injuries, and problems in obtaining insurance.

Registration and Credit

This is a two semester clinic for which 6 credits are awarded. It satisfies the legal writing requirement. An interview is required: call Bob Stumberg at 624-8235. In addition, the uniform clinical program form must be completed and returned to Associate Dean John Kramer's office.

LEGISLATIVE RESEARCH CENTER

Overview

The Legislative Research Center serves as a legal research and drafting arm of the Council of the District of Columbia---a local legislature with legal authority equivalent to that of a state government. The National Science Foundation has funded this clinical program as a national model of legal services for the formulation of urban policy. During the 1978-79 year, the Legislative Research Center will be the only Georgetown clinical program available in the area of legislation.

Legal Work Setting

Law students work directly as legislative counsel for the 10 standing committees of the District Council. Projects are selected on the basis of personal priorities of each committee chairperson. This insures that the work will have major policy import, and that the legislation will receive serious consideration during the two-semester period. To the maximum extent possible, projects are planned so as to expose students to various stages of the legislative process including initial research, drafting, public hearings, community interviews and lobbying, committee markup and report writing, Council floor debate, amendment drafting, and final action by the full Council.

As a rule, students work the entire academic year on one major bill for one committee. While students are responsible for planning their work, they often work in teams consisting of a Council staff person (or Councilmember), other law or graduate students, the D.C. Project supervising attorneys, and an economist who serves as a part-time consultant to students in the Legislative Research Center.

Teaching Goals

Legal Writing/Drafting and Analysis:

Great emphasis is placed on development of technical writing and analysis skills. These formats are most utilized in the legislative setting: statutory drafts; legal briefing memoranda and charts; memoranda of law; public hearing statements and questions for witnesses; and formal committee reports.

Substantive Law: Work as a legislative counsel assumes a working knowledge of statutory interpretation and the legislative process. Development of subject area expertise depends on the project assigned.

Legal Presentations: Speaking skills are developed through committee briefings and the presentations of legal options to Councilmember and staff.

Professional Role: The non-advocacy role of an attorney in the legislative process is dynamic and influential. Legislative counsel can manipulate the definition of issues, the options considered, the forum for decision making, and the remedy sought for the problem at hand. This program deals as explicitly as possible with such elements of professional discipline as: legal ethics, confidentiality, conflicts of interest, accountability to client interests, and the importance of careful interdisciplinary research design.

Academic Seminar Curriculum

The weekly seminar employs a variety of teaching techniques including drafting exercises, problem simulations, and presentations by experienced lawyers and experts from non-legal disciplines. The curriculum emphasizes training in the following areas.

- * legislative process and strategy
- * District Government structure and the scope of its delegated authority
- * statutory drafting (including organization, semantics, statutory requirements, and a variety of innovative drafting techniques)
- * statutory interpretation and constitutional analysis (particularly equal protection and due process).

- * legal and policy research design (including the use of fiscal and social research sources)
- * legal sanctions and informal compliance mechanisms.

Recommended Courses

There are no formal prerequisites. Prior or concurrent exposure to the following courses is recommended:

- * constitutional law (equal protection, due process, and the federal system)
- * local government law
- * administrative law

Supervision

Written work receives detailed written comments; legal presentations are rehearsed and then critiqued afterwards. Interaction with staff attorneys is required once a week in addition to the seminar. Georgetown law faculty and practitioners are consulted on issues arising in student projects.

Past Projects

Although projects change with Council priorities, a sampling of past project topics gives a flavor of the projects delegated to law students.

- | | |
|-----------------------------------|-----------------------------------|
| * Polygraph Regulation | * Public Personnel Rights |
| * D.C. Freedom of Information Act | * Government Tort Liability |
| * Real Estate Speculation Tax | * Expungement of Criminal Records |
| * Consumer Credit Availability | * Public Bank Corporation |
| * Housing Finance Agency | * Hazardous Waste Regulation |
| * Mandatory Auto Insurance | |

Registration, Time and Credit

This is a two semester clinic for which a total of six credits are awarded. It satisfies the legal writing requirement. An interview is required: call Bob Stumberg or Belva Newsome at 624-8235. In addition, the uniform clinical program form must be completed and returned to Associate Dean John Kramer's office.

AUG 28 1978

HARRY MONTAGUE. ARCHITECT

3042
~~3042~~ NEWARK STREET. N.W., WASHINGTON. D.C. 20016 TELEPHONE (202) 244-7149

~~August~~
~~September~~ 27, 1978

PROPOSAL FOR CONTINUING THE COMMUNITY PLAN FOR CLEVELAND PARK
FROM CITIZENS FOR CITY LIVING
TO ADVISORY NEIGHBORHOOD COMMISSION 3C

Please find enclosed a copy of the first application to the Advisory Neighborhood Commision 3C for a grant of \$ 1,500.00 for planning proposal to Citizens for City Living. This grant was awarded by the ANC.

With this money and additional funds raised by the CCL group, the planning workshops have been run and the planning document partially completed.


Additional funds will be requirred to complete the planning document. Citizens for City Living is asking for \$ 2,000.00 to complete this work.

The breakdown of the costs are listed below.

Workshop Costs	ANC Budget	Spent To date	Revised Costs
	1,450.00	1,800.00	1,800.00
Employees	400.00	500.00	500.00
Professional services	600.00	900.00	1,200.00
Graphics and Layout	200.00	250.00	600.00
Typing and Editing	150.00	150.00	400.00
Printing	400.00	200.00	1,700.00
Total	3,200.00	3,800.00	6,200.00

It is hoped that the additional \$ 3,000.00 cost will be meet by a grant of \$ 2,000 from the ANC 3C and \$ 1,000 from the sale of the planning document and a membership drive.

Thank You.


Harry Montague,
Planning Chairman for Citizens for City Living



CITIZENS FOR CITY LIVING inc.

3606 Newark St. NW

WASHINGTON, D.C.

20016

PROPOSAL FOR COMMUNITY PLAN FOR CLEVELAND PARK
FROM: CITIZENS FOR CITY LIVING
TO: ADVISORY NEIGHBORHOOD COMMISSION 3C

Citizens for City Living is applying for a grant of \$1500.00 from ANC 3C to help finance a resident-sponsored community plan for the Cleveland Park-McLean Gardens area.

WHO WE ARE

Citizens for City Living is a community organization in the Cleveland Park area. It has existed for seven years, during which it has been instrumental in several planning/zoning decisions in the served area. Membership is \$10 per family, but membership is not required for the services of the group. Day to day operations of the organization are run by an elected Board of Directors. Directors are neighborhood residents who volunteer their professional expertise to assist the goals of the organization. Directors are lawyers, economists, social scientists, teachers, businesspersons, community leaders, architects, planners, physicians, and concerned citizens. (See enclosed list). The Directors receive no payment for services.

Citizens for City Living believes neighborhood planning, which includes local residents, is essential to the orderly, intelligent and civilized development of the urban environment. It believes that the best of what already exists in the community should be preserved and enhanced; and that new development should fit the landscape, both physical and human. CCL believes that planning should precede and guide zoning and development decisions. The group supports the Comprehensive Plan of the National Capital. Where incomplete or obsolete, neighborhood planning efforts should be encouraged to contribute to the comprehensive picture of that area.

CCL functions in several ways. It acts as: 1. a "watchdog", keeping track of planning/zoning issues in the area; 2. as a communicator with the community through its newsletter and local news articles; 3. articulator of community concerns at zoning hearings, neighborhood forums, before the City Council or Mayor; 4. as a litigator, entering into legal procedures when required in the community's behalf. The new role it is launching adds the category of Community Planner to the above.

CCL led the successful litigation against ITT's proposal for a mini-City at McLean Gardens; and recently worked with the National Cathedral and citizen groups to successfully resolve conflict over the sale of the Rosedale property.

Citizens for City Living has been a consistent supporter of community planning. It has carried this message into the recent planning workshops held by the Municipal Planning Office, and speaks for this point of view in the Wisconsin Avenue Corridor Committee and other umbrella planning groups.

RATIONALE

The geographic area covered by the plan proposal contains the McLean Gardens property on Wisconsin Avenue and a Metro stop at Porter and Connecticut Avenue. Considerable doubt exists over the future development of these sites. The community feels that it needs to get a feeling of the possibilities for the area and to make its voice heard in advance of development proposals.

CCL's membership discussed the idea of a citizen sponsored plan over a year ago at its annual meeting. It was decided to begin planning for such an effort. Some of the reasons were: 1) The neighborhood north on Wisconsin Avenue, Tenley Circle, is already engaged in a planning effort with the City--a Sectional Development Plan. 2) The neighborhood south on Connecticut Avenue, Woodley Park, has completed discussion of a community plan developed by architect Charles Szoradi. That area is going forward with its plan. 3) CCL, along with 6 other community groups applied to the MPO for a SDP for the area under discussion but the application was denied. 4) The MPO is developing a new Comprehensive Plan for Ward 3.

For these reasons it was felt timely for CCL to begin a citizen effort to create a Cleveland Park component of the future Comprehensive Plan in keeping with the wishes of the residents of the area, and to present it to the City for serious consideration and adoption.

GOALS

The ultimate goal is to prepare and present to the City a Community Plan for Cleveland Park to be incorporated into the City's Comprehensive Plan.

PROCEDURE

The process is a two stage operation. First a questionnaire is to be circulated to over 1500 households in the planning area to ascertain views on planning, growth, traffic, and certain social/economic aspects of the area.

The second stage is a series of workshops on specific topics such as land use, transportation/traffic/parking, amenities. The residents attending the workshops will define problems, suggest solutions, choose between alternatives, and map the final recommendations for the area.

These recommendations will be presented in a broad community meeting for ratification by the general residential body, and then organized into a final formal plan.

The last stage will be presentation of the plan to government bodies: MPO, City Council, Mayor.

TIMETABLE

Feb 26-March 10	Circulation of Questionnaire to 1500 households, collection of same, analysis
March 10-March 26	Plans for character and content of workshop stage of process. Gathering of materials, expertise, fund raising, publicity
March 26	First workshop---three mini-sessions to introduce procedure: landuse, transportation, amenities

Page 3, CITIZENS FOR CITY LIVING GRANT PROPOSAL

Timetable contd

March 26-April 23	Evaluation of initial workshop, further analysis of questionnaire material, plan for 2nd workshop --more publicity, and fundraising
April 23	Second workshop--Land Use --Wisconsin Avenue, McLean Gardens---Conn. Ave Metro
April 23-May	Additional Workshops
May-June	Present to Community, begin formal Plan preparation
June-July	Same--maps, drafting, printing, design layout, etc.
July-August	Ready for presentation to MPO, City Council, Mayor

ANTICIPATED BUDGET

The labor of many professionals on the CCL Board has been donated free of charge to the community plan effort. In addition Mr. Bill Middleton, of the Municipal Planning Office is providing free consultant time to assist the community in this effort. The value of these persons' labor is impossible to price, but the "sweat equity" factor should be noted. Mr. Middleton has suggested, for example, that the questionnaire phase of the project, if done by the City, would have cost approximately \$10,000--in labor, circulation, tabulation, printing etc.

Neighborhood Questionnaire	\$\$\$
Production, typing, xeroxing, distribution to 1500 households	350.00
Evaluation, sorting, tabulation and computer time	200.00
Meeting Room Rental	
Approximately 5 @\$50 (Based on charge made by International School for its space for March 26th workshop)	250.00
Maps-LandUse, Transportation	
Production, mounting, copies Workshop#1	100.00
Newsletter	
1900 copies, typed, xeroxed, handdelivered 3 @ approx. 42.00	126.00
Employees	
coordinator of materials, displays supervisor of student volunteers approx. 50 hrs @ \$4.	200.00
Drafter, for maps, Grad student approx. 50 hrs @ \$4.	200.00

Page 4. CITIZENS FOR CITY LIVING GRANT PROPOSAL

Budget, contd)

Professional Services	\$\$\$\$\$
This includes technical skills in drafting, rendering architectural drawings to scale, and all map work for final document	600.00
Graphics and Layout	
Plan design, cover, format	200.00
Typing and Editing	150.00
Printing	400.00
Materials for Workshops	
Overlay sheets, maps for attendees use, instructions, terms defined, displays needed, e.g. photographs, historical material, slides, pencil, paper, xeroxing, correspondence , news articles other publicity (ads.)	300.00
Refreshments and Babysitting	
<u>NOT TO BE FUNDED WITH ANY ANC FUNDS</u>	<u>125.00</u>
<u>Total</u>	<u>\$ 3,201.00</u>

FUNDING

The project is to be funded through dues and contributions from the community specifically solicited for this Plan purpose, and from a grant from ANC 3C.

Membership Solicitation March 5	\$ 1,320.00
Individual Contribution	<u>250.00</u>
	1,600.00
Grant Requested from ANC 3C	1,500.00
	<u>3,100.00</u>
Additional dues solicitation to be sent April 17-18 to complete projection	
Requested small grant from Meyer Foundation, denied	

CCL believes that the ANC Grant and neighborhood solicitations can produce the necessary funds to complete the project.

A PLAN FOR CLEVELAND PARK

prepared for

CITIZENS FOR CITY LIVING

Kay McGrath
president, by
Harry Montague
architect

with

Planning Document - Task Force
Carolyn Hufbauer associate planner
Kathleen S. Wood architectural historian
Karen Wood graphics

Workshops - CCL Planning Committee
Kay McGrath president
Harry Montague chairman
Patty Macie coordinator
Bill Middleton MPO advisor
Ron Wynne survey design and analysis
Lee Porter land use data
Leslie Mott community facilities
Joe Wood advisor
Steve Wolin advisor
Kathe McDaniels advisor
Jim McCabe advisor

Board of Directors - Citizens for City Living

Adrianne Barth
George Beatty
Sally Boasberg
Penny Brandenburg
Peter Craig
Mike Edwards
Eleanor Granger
Bob Hausman
Jack Heller

Peter Hornbostel
Margaret Lenzner
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Kay McGrath
Harry Montague
Ruth Montague

Jim Nathanson
Myer Rashish
Armistead Rood
Ethel Scheman
Roger Smith
Sam Smith
Steve Wolin
Joe Wood
Ron Wynne

CCL Attachment
to 3-C dated
August 27, 1978

AUG 28 1978

A letter from the President of Citizens for City Living

Dear Neighbors:

Citizens for City Living is a voluntary citizens organization concerned with planning/zoning and neighborhood preservation in and around Cleveland Park.

The organization came into being in response to a zoning crisis at McLean Gardens in February 1971. At that time a proposed "mini-city"--including apartment towers, hospital, hotel, shopping center, and office buildings--would have replaced all of the existing low-density garden apartments. Neighborhood residents were alarmed at the prospect of such intense, traffic-producing development adjacent to single- and multi-family residential neighborhoods. Citizens for City Living's and McLean Garden Residents' lawyers, economists, planners and organizers were able to accumulate enough information on the impacts of such a development to begin what became one of the best known zoning cases in the District. The Citizens won that round in Court.

Although that project was the motivating reason for formation of CCL, the organization has evolved additional interests and activities over the intervening years. Working with other citizen associations throughout northwest Washington, CCL has kept informed about the problems of other neighborhoods, and loaned its support whenever possible. It has been active in educating the public about planning and zoning issues, as well as communicating its ideas and positions to the Government of the District of Columbia. This, of course, has entailed hours of testimony at Zoning Commission hearings, the Board of Zoning Adjustment, and the Municipal Planning Office.

From its experience with other neighborhoods and government planners it became quite apparent that land use planning in the District of Columbia was experiencing serious setbacks. Zoning requests were being approved which, in fact, changed and took precedence over existing plans.

To prevent haphazard zoning requests from reshaping the Cleveland Park/McLean Gardens area without a rational plan, CCL along with the leading citizens associations from the surrounding neighborhood requested Mayor Washington to institute a Sectional Development Plan for our neighborhoods. This request was denied. Faced with government inaction, CCL decided to initiate its own planning process for the community. The Board of Directors and membership approved this course of action at its annual meeting in 1977. The prospect of continued zoning brushfires or frequent lawsuits was unappealing to residents, and positive action was called for.

Thus the beginning of the CCL Community Planning process for the Cleveland Park area. We hope that our community-inspired suggestions will form a firm basis for any private or public actions affecting future growth and development of the Cleveland Park neighborhood.

Kay C. McGrath
President

A PLAN FOR CLEVELAND PARK

PLAN SUMMARY

A Plan for Cleveland Park presents planning proposals for an area defined by Rock Creek Park on the east, Woodley Road and the grounds of the National Cathedral on the south, Massachusetts Avenue/Glover Archibold Park on the west and Upton Street/Melvin C. Hazen Park on the north. The planning process was conducted under the auspices of Citizens for City Living (CCL), a group of Cleveland Park residents who led the successful litigation against ITT's proposal for a mini-city at McLean Gardens in 1971, opposed plans for an embassy complex in 1976, and in 1977 initiated positive neighborhood planning.

The plan addresses Land Use and Transportation issues. Land Use recommendations for the residential core are designed to retain the low-density, single-family character of the core and to preserve large private open spaces and historic buildings. Recommendations for community-wide facilities include proposals to encourage the role of Cleveland Park as a city educational and religious center, expand the use and utility of the facilities, and provide recreational and aesthetic amenities. Along the commercial corridors, proposals are intended to retain the residential and neighborhood-oriented shopping uses, especially at McLean Gardens on Wisconsin Avenue and the Porter Street Metro stop on Connecticut Avenue, and to ensure that new development respects the residential scale and character of the adjacent neighborhood. The goals underlying Transportation recommendations are to reduce traffic volumes and speeds in the neighborhood, especially on Reno Road/34th Street, to make the neighborhood safer for children, to encourage use of public transportation and to reduce the encroachment of parking on residential streets.

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A PLAN FOR CLEVELAND PARK

INTRODUCTION

"Cleveland Park combines city and country better than I have found elsewhere, and is a delightful place to live."

Though the words were written some eighty years ago by a resident of the new street-car suburb, they might have been written today. For Cleveland Park is still a unique place to live, with its blend of city conveniences and country-like open spaces.

Will the neighborhood continue to be a "delightful place to live" twenty years from now? Not if commercial development continues unchecked on Wisconsin and Connecticut Avenues and traffic is allowed to divide and degrade the historic community.

Residents of today's Cleveland Park are vitally concerned about the future of their neighborhood, just as they are proud of its colorful past. They want to ensure sensitive planning for any future development even as the original Cleveland Park Company carefully planned the late 19th Century suburb that forms the core of today's neighborhood. Rather than merely reacting negatively, to developers' proposals they have chosen to take a positive role in shaping future development. Rather than allowing their neighborhood to be destroyed by automobiles, they have developed proposals to return the neighborhood to people.

This is a people's planning proposal. It represents the culmination of an extended process to seek out the views of residents and to devise alternatives for problems affecting the neighborhood.

Citizens for City Living and the Community Planning Process

A year-and-a-half ago, a deliberate neighborhood planning process was initiated by Citizens for City Living (CCL), a group of concerned people who have worked for the past eight years to resist zoning changes and insensitive development that would drastically alter the neighborhood character.

With the goal that the neighborhood plan would be incorporated into the City's Comprehensive Plan, the planner, the planning committee, the CCL Board and its president organized the Cleveland Park planning process in early 1977.

The plan area was defined as Rock Creek Park on the east, Woodley Road and the grounds of the National Cathedral on the south, Massachusetts Avenue/Glover Archibold Park on the west and Upton Street/Melvin C. Hazen Park on the north.

Essential citizen participation has occurred at three stages: first, the distribution of a questionnaire to as many households as possible to identify community concerns; second, a series of planning workshops to develop alternative solutions to major land use and transportation problems; and third, the review by the CCL Board and neighborhood residents of the draft plan prepared by the planners before presentation of the final document to the neighborhood and the city government.

Stage one began with the writing and distribution of the survey questionnaire in spring, 1977. CCL had issued a similar, but smaller and less systematic questionnaire prepared by the planner in 1973. In the lengthy design and editorial process for the 1977 survey, questions were adapted from the earlier survey and from recent ones on the Wisconsin Avenue corridor, and the suggestions of CCL Board members were incorporated. The questionnaire was distributed to nearly every street in the plan area. There were a total of 1,400 questionnaires distributed, to 100% of the single-family homes in the core area bounded by Wisconsin and Connecticut Avenues and to 33% of the apartments. The survey forms were hand-delivered to the single-family homes and to the McLean Gardens apartments and mailed to the other apartments. The return rate was 34% from the homes, 44% from McLean Gardens and 17% from the other apartments. The survey sampled about 15% of the people in the plan area.

A large number of interested residents participated in the second stage, the four planning workshops held at area schools in the spring and fall of 1977. The first workshop was a general session introducing the topics of land use, amenities, social needs and transportation. The second and third focused on Connecticut and Wisconsin Avenues land use issues, while the fourth addressed the problems of traffic and parking. Large maps prepared by the planners, showing existing land uses and transportation networks and pinpointing areas of concern noted by residents on their survey forms, made it possible for the participants to discuss alternative solutions to the major problems.

The Plan Proposals that form the bulk of this study cover two broad areas: Land Use and Transportation. Each proposal includes a paragraph or more on History, Condition today, Citizen Planning, Objective and Recommendation. The Objectives and Recommendations have been formulated by

the planners using material from the community planning process. The Citizen Planning heading includes information from the survey, workshop proposals and policies adopted by either the CCL Board or the Advisory Neighborhood Commission (ANC-3).

Information presented under the Condition heading has been compiled from a variety of sources including material collected by members of the CCL Planning Committee. The History sections include original material uncovered in research by the architectural historian as well as quotations from published sources.* It is the intent of both the capsule histories accompanying each proposal and the Community History found in the next few pages to establish the context for present conditions and recommendations. Plans for the future must weave together the best of what remains from the past in order to preserve the fabric of the community.

COMMUNITY HISTORY

Cleveland Park has passed through three distinct periods of growth. It is fortunate to have architectural examples today from these eras visually representing three centuries of history.

FARMLAND 1700-1800

The land which constitutes most of Cleveland Park was originally part of a large land grant of 1723 called the Addition to the Rock of Dumbarton, located in Maryland. In the early 1790s three prominent Marylanders who were involved in the selection of the site for the Federal City purchased much of the Addition to the Rock of Dumbarton and repatented it with several other adjacent tracts into a new land grant of some 1282 acres called Pretty Prospect. One of the new owners was General Uriah Forrest, a one-time mayor of Georgetown and a representative from Maryland in the U.S. Congress. By 1795 he had built a simple frame farmhouse which he named Rosedale and in which he lived with his family until his death in 1805. Rosedale still stands as one of the few remaining examples of 18th Century buildings in Washington D.C.

COUNTRY ESTATES AND SUMMER HOMES 1800-1890

The second phase of growth began with the attraction of inhabitants to the District of Columbia, whose newly designated boundaries included General Forrest's land. Circa 1796-97 General Forrest mortgaged Rosedale (420 acres and the house) to obtain a loan from Maryland so that the new

* See bibliography at end of document. Numbers in square brackets in text refer to bibliography items.

government could complete construction of the Capitol. Subsequently, Forrest declared bankruptcy, and his brother-in-law Philip Barton Key bought his land at auction, paid off the mortgage, and divided some of the land into generous parcels which he sold. He eventually conveyed Rosedale, the farmhouse and 126 acres, to Mrs. Uriah Forrest.

During the early part of the 19th Century simple country houses were built on these generous parcels of rolling farmland. The earliest was Woodley (Maret School) built by Philip Barton Key by 1800. The highlands (Sidwell Friends School) was constructed around 1822 by Charles J. Nourse as his family home and was maintained by his heirs until 1920. Several other country houses were constructed during the first three quarters of the 19th Century in the Cleveland Park area, but Woodley, the Highlands and a private residence, Springland, are the only three to have survived. They still stand amidst limited open space as reminders of this era of our history.

Towards the end of the 19th Century it was common for wealthy men to have summer homes outside the city center. In 1886, President Grover Cleveland purchased a farmhouse built by Uriah Forrest's grandson across the field from Rosedale. Cleveland remodeled it to be a summer home for his new bride. The house was razed in 1927 but Cleveland's brief presence lived on in the name chosen by the suburban developers a few years later.

In 1888 Gardiner Greene Hubbard, one of the founders of the National Geographic Society, built a summer retreat on a 50-acre estate he had purchased and named Twin Oaks (the Chinese Embassy). Several other illustrious Washingtonians, including John R. McLean and Senator George S. Nixon of Nevada, owned summer homes in the environs of Cleveland Park. In 1912, James Parmelee built a country home now known as Tregaron on 20 acres of land purchased from Hubbard's descendants. Twin Oaks and Tregaron alone have survived amidst their grounds as examples of the comfortable existence enjoyed by prosperous families at the turn of the century.

STREETCAR SUBURB TO URBAN RESIDENTIAL COMMUNITY 1894-1978

The third phase of growth was the most prolific and was responsible for shaping the character of the neighborhood known as Cleveland Park today. The introduction in 1892 of streetcar service along Connecticut Avenue connecting the city center with Chevy Chase, Maryland launched the development of Cleveland Park as a commuter suburb. The area witnessed steady growth for the next forty years.

This urban residential community, with its countrified atmosphere of single-family houses set on lots of different sizes and shapes along meandering tree-lined streets, was the product of

the Cleveland Park Company. The earliest concentration of houses occurred on Newark St., Highland Place, 34th Place, Ashley Terrace and lower Macomb between Ross Place and Connecticut Avenue. Several additional subdivisions which appeared on the early maps with Cleveland Park were developed subsequently but today fall under the umbrella of Cleveland Park as defined by this study. (Oak View, Cleveland Heights, Richmond Park, Connecticut Avenue Highlands, and West Cleveland Park.)

Thomas E. Waggaman and John Sherman, two Washington realtors, formed the Cleveland Park Company. It appears that Waggaman was the principal landowner, whereas Sherman, as President, undertook the primary responsibility for construction and sale of houses from 1895 to 1909. In the initial stages of development, Sherman hired local architects such as Paul Pelz, one of the architects of the Library of Congress; Waddy Wood, who later designed the Woodrow Wilson house; Frederick Bennett Pyle, a prolific commercial and residential architect, and Robert Thompson Head, whose numerous houses give the neighborhood an appearance of great architectural variety. After Head's departure in 1901, John Sherman and his wife Ella Bennett Sherman, a trained artist, designed the remainder of the houses built by the Cleveland Park Company. Subsequently, several Washington builders and realtors, including the W.C. and A.N. Miller partnership, undertook the construction of homes in the area defined by this study.

Cleveland Park today reflects this great potpourri of residential architectural and building styles: the overlay of history is reflected in house after house as one walks down the streets. The historic richness of the area, as evinced by buildings representing the 18th and early 19th centuries, the high architectural standards set by John Sherman, and the stylistic variety of the initial suburban development combined to form the basis for Cleveland Park's designation as a Category III Landmark of the National Capital. The high standards have been continued today as homeowners hire national and local architects to design new homes, renovations, and additions preserving the character of the existing structures.

Cleveland Park quickly became a popular residential neighborhood. Churches and schools appeared to provide facilities within walking distance for the many new inhabitants. St. Alban's had been holding services for Episcopalians since 1855. It was joined by the Cleveland Park Congregational Church (34th and Lowell) in 1971. The Cathedral Schools opened just after the turn of the century. John Eaton, in 1911, was the first public school in the neighborhood followed by Phoebe Herst School in 1932.

Although the building of homes in Cleveland Park's central core was largely completed by 1922, none of the support services along Connecticut Avenue had been developed. The residents were

largely dependent upon the city for everything - from jobs to groceries. The opening of the Connecticut Avenue Fire Station in 1916 heralded the beginning of the development of Connecticut Avenue. In the early 1920s, along the portions of Connecticut and Wisconsin Avenues within the study area, local shops began to appear as well as apartment buildings.

Hence, by the early 1930s, Cleveland Park had evolved from the open countryside with scattered farmhouses and summer homes to the urban residential neighborhood it is today. Mrs. Philip Sidney Smith, who moved to Cleveland Park in 1906, and whose memories are included in a book by Grace Peter and Joyce Southwick published in 1958, observed:

"Times have changed. There are but few vacant lots left. Hardly one of my contemporaries is even alive. But the neighborly spirit of love and good will and community cooperation remains the same. I am proud to be one of your earliest inhabitants." [7]

It is this sense of neighborhood pride and community cohesiveness that the plan proposals are designed to preserve.

COMMUNITY GOALS

As residents have become increasingly aware of their local history, it has reinforced their desire to preserve the unique qualities of the community. Cleveland Park is a neighborhood of single-family homes set on generous lots along tree-lined streets. The construction of most of the houses in the heart of the neighborhood within a thirty-year period has created visual cohesion, yet the individual architectural style of the homes provides a pleasing variety. The 18th Century farmhouse and 19th Century estates that survive from the first two eras of the community's history, surrounded by some of their original open space, are a prime community asset.

The collection of churches and schools built during the second half of the 19th and early 20th Century have made Cleveland Park today an educational and religious center for the entire city. Residents have supported efforts to expand facilities serving the neighborhood such as the library and public schools, while amenities provided both publicly and privately have enhanced the quality of life.

The character of the commercial corridors, predominantly low-scale in keeping with the scale of adjacent homes until the 1950s, has in the last twenty years been eroded by high-rise structures. On Wisconsin Avenue, the fate of the McLean Gardens tract with its garden apartments built during World War II and now housing middle-income tenants is a primary source of concern for neighborhood residents. Neighborhood shops and residential apartments have been the traditional uses along Wisconsin and Connecticut Avenues. Just as the original development along Connecticut Avenue was spurred by the introduction of the trolley in 1892, so the opening of Metro by 1982 is likely to generate further development which may alter the low-scale, neighborhood commercial and residential character of the Avenue.

Residents hope, however, that the use of Metro will reduce the number of cars in the neighborhood if it is coupled with control of commuter parking. For the number and speed of cars travelling through Cleveland Park, especially on Reno Road/34th Street, threatens the liveability of the once-quiet residential community. It is concerns such as these that have led to the adoption of the following goals for Cleveland Park:

Land Use:

- | | |
|---------------------------|---|
| Residential Core | 1. Retain the low density residential character of the core, with its pleasing variety of housing styles. |
| | 2. Preserve the large private open spaces that border and penetrate the residential core. Preserve their historic buildings, as legacies of the community's heritage and as focal points of today's neighborhood. |
| Community-Wide Facilities | 3. Encourage the role of Cleveland Park as a city-wide educational and religious center. |
| | 4. Continue the established tradition of community involvement by Cleveland Park residents through expanding the use and utility of existing and proposed facilities. |
| | 5. Provide for the varied recreational and aesthetic needs of the neighborhood by planning for public and private amenities. |

Commercial
Corridors

6. Retain the existing low-density character and middle-income housing at the McLean Gardens site.
7. Retain neighborhood shopping and residential uses along the remaining segments of Wisconsin Avenue.
8. Ensure that the design of any new developments along the commercial corridors is sensitive to the low-density residential scale and character of the adjoining neighborhood.
9. In response to the new Metro stop on Connecticut Avenue, ensure the preservation of the existing neighborhood-oriented character of the street.

Transportation

10. Reduce the volume of traffic in the neighborhood.
11. Return Reno Road/34th Street to a neighborhood collector street rather than the commuter speedway it has become.
12. Restore the safety of the neighborhood, especially for children, by better managing automobile speeds and volume.
13. Ensure that the opening of the Porter Street Metro stop has a positive impact on the neighborhood, and make neighborhood facilities more accessible to residents through improved public transportation.
14. Control parking by patrons of the commercial corridors in order to preserve the residential character of the core.

PLAN PROPOSALS

In order to achieve the goals for Cleveland Park concerning Land Use and Transportation, Plan Proposals are presented in the following section. Within the Land Use (Residential Core, Community-Wide Facilities, Commercial Corridors) and Transportation subsections, the proposals are discussed in the order of the goals they are intended to address. The relevant goals are repeated in the introduction to each subsection to refresh the memory of the reader.

Each proposal, arranged by topic, adheres to a simple format: at the top of the page is the subsection, goal number, and topic number with a brief descriptive phrase. There follows a paragraph or two on History, Condition, Citizen Planning, Objective and Recommendation. All the Recommendations are summarized at the end of the Plan for easy reference.

LAND USE: RESIDENTIAL CORE

The largest portion of the Cleveland Park plan area falls in the Residential Core--the homes bounded by Connecticut Avenue on the east, Woodley Road and the grounds of the National Cathedral on the south, Wisconsin Avenue on the east and Upton Street/Melvin C. Hazen Park on the north. This core contains but is larger than the residential suburb developed by the Cleveland Park Company. Yet the desire to preserve the character established by the suburban developers, and the landmarks remaining from earlier eras of the neighborhood history, are the basis for the proposals in this section.

- Goal #1: Retain the low-density residential character of the core, with its pleasing variety of housing styles.
- Goal #2: Preserve the large private open spaces that border and penetrate the core. Preserve their historic buildings as legacies of the community's heritage and as focal points for today's neighborhood.

Land Use: Residential Core

Goal #1

Topic #1: Low-density character: Existing zoning

HISTORY: The development of a residential suburb by the Cleveland Park Company in the last decade of the 19th century and the early years of the 20th century established a low-density housing pattern.

CONDITION: The original suburban pattern is the foundation for today's residential neighborhood. The core area is zoned R-1-A, R-1-B and R-2. The R-1 district is "designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for such purposes." R-1-A and R-1-B allow detached dwellings, with 40 foot height limitations and minimum lots of 7,500 square feet in R-1-A and 5,000 square feet in R-1-B.

R-2 is applied to "those areas which have been developed with one-family semi-detached dwellings and is designed to protect them from invasion by denser types of residential development." R-2 allows 40 foot heights on minimum lots of 3,000 to 4,000 square feet.

There are a few non-conforming 2- and 3-story apartment buildings, but existing uses are generally compatible with existing zoning. With the important exception of Tregaron, discussed elsewhere, there are no apparent development threats to the residential use of the core area between Wisconsin and Connecticut Avenues.

CITIZEN PLANNING: The "general character of the neighborhood" was the single most important factor listed by survey respondents in deciding to move into their Cleveland Park home. It was listed as "very" or "somewhat" important by 95% of respondents. About a third responded that a change in the neighborhood's character would cause them seriously to consider moving out of the area.

The workshops, though focusing on the commercial corridors, reflected a consensus for retaining the present qualities of the Cleveland Park neighborhood.

OBJECTIVE: Preserve the low-density character of the residential core.

RECOMMENDATION: The existing zoning for the residential core should be retained.

Land Use: Residential Core
Goal #1
Topic #2: Single-family character: Apartment units in owner-occupied homes

HISTORY: The homes built by the Cleveland Park Company were designed for single families. Subsequent development in the 1910s and '20s added semi-detached homes, also designed for single families.

CONDITION: High assessments and costs of maintaining large Cleveland Park homes have led some owners - particularly older ones who would otherwise have to leave the neighborhood - to convert portions of their homes to rental units. Such apartment conversion is illegal in an area zoned for single-family dwellings under existing regulations, which define a one-family dwelling as one "used exclusively as a residence for one family." Family is defined as one or more persons related by blood, marriage or adoption, or six unrelated persons living together as a single house-keeping unit. Other home owners have rented the entire house to groups.

CITIZEN
PLANNING: In the 1973 survey, nearly 90% of the respondents felt the main goal for the residential area should be preserving existing structures as single-family dwellings. Several respondents to the 1977 survey wrote that changes in neighborhood character including less owner occupancy and more transient groups would make them consider moving out of the area.

Members of the CCL Board, reviewing the plan draft in June 1978, felt that single families could continue to occupy and maintain large homes if they were allowed the income from an apartment unit. They felt that such rentals, with the proviso that the owners still lived on the premises, was preferable to group rentals where no one assumes maintenance responsibilities.

OBJECTIVE: Preserve the single-family character of the residential core while recognizing the financial pressures on today's home owners especially on older residents.

RECOMMEN-
DATION: A sub-classification of the zoning code, applied to Cleveland Park and other neighborhoods electing to adopt it, should allow single apartment units in owner-occupied houses..

Land Use: Residential Core
Goal #1
Topic #3: Exterior alterations to houses: Category II Landmark

HISTORY: The architects hired by the Cleveland Park Company designed homes in a variety of architectural styles including Queen Anne, Shingle, Colonial and Georgian Revival. The 1904 promotional brochure for the new suburb asserted:

"Most of the houses erected have been carefully designed, so as to preserve the spirit of the surroundings...Porches and balconies form an important feature. It has required delicate taste to avoid an unpleasant conflict of colors in houses lying near each other. The use of stains, and different woods, stone and brick has been freely resorted to to secure a happy variety, and so carefully has this thought been observed that among the sixty houses of the Park, with a single exception, there is no repetition of design." [1]

CONDITION: Most of these late 19th and early 20th century homes survive in today's Cleveland Park, giving the neighborhood a varied and individual architectural appearance.

The area bounded by Connecticut on the east, Woodley on the south, Wisconsin on the west and Porter/Tilden on the north is a Category III Landmark of the National Capital. Such a designation is recognition that the area is one "of value which contribute(s) to the cultural heritage or visual beauty and interest of the District of Columbia and its environs, and which should be preserved if practicable."

The language describing Category II Landmarks differs slightly from Category III to convey that the places are of "importance", contribute "significantly" and should be preserved "if possible." When listed in the National Register of Historic Places maintained by the Department of the Interior, applications for exterior alteration or demolition would automatically be sent to the Joint Committee on Landmarks, of the National Capital, for review. Alterations that are in keeping with the character of the historic area would be approved. Where there is some question, attempts would be made by the staff to resolve differences; unresolved differences might result in a delay period in which negotiations are required.

Topic #3: Exterior alterations to houses: Category II Landmark (Continued)

- CITIZEN
PLANNING: About 90% of the respondents considered the type and appearance of the residence an important factor in their decision to move into their present home. Three-quarters of the house owners or renters said the house had been renovated since it was built. Half had made changes during the last five years, while a quarter planned alterations during the next two years.
- OBJECTIVE: Preserve the varied architectural flavor and integrity of the homes in the core residential area as they are adapted to the needs of present owners.
- RECOMMEN-
DATION: The area currently designated a Category III Landmark should be elevated to Category II status and placed on the National Register of Historic Places in order to enlist the professional services of the Joint Committee on Landmarks in a review capacity.

Land Use: Residential Core
Goal #2
Topic #4: Rosedale (Youth for Understanding): Scenic easement

HISTORY: Uriah Forrest, Benjamin Stoddert and William Deakins patented a new land grant called Pretty Prospect in the early 1790s. Forrest built a simple frame farmhouse with a generous front porch on this land which he named Rosedale and moved into with his family.

Uriah and Rebecca Forrest's grand-daughter, Marie Green, has described the original gardens at Rosedale:

"...the family residences, gardens, stables, barns and all our houses - covered five acres... The garden was beautiful. The slopes of the hills...were terraced. Every fruit tree and flower that could be procured were there... I can remember the 'Peach Walk' and the 'Pear Walk'... and the 'Cherry Walk'...with a row of apple trees...which separated the garden from a large apple orchard... Major L'Enfant accompanied General Washington as a guest at the Forrest home on various occasions and it has been claimed ...that he traced by 'word description' the redecoration of the gardens." [7]

The Forrest and Green families owned Rosedale until 1920, when it was sold to the Avery Coonleys. Their daughter, Elizabeth Coonley Faulkner, and her husband, architect Waldron Faulkner, built a home on the western edge of the estate. In 1959, the Waldron Faulkners sold the farmhouse and land to the Protestant Episcopal Cathedral Foundation and the National Cathedral School for Girls erected dormitories on the northern portion. In 1977 Youth For Understanding, an international student exchange organization, purchased the property. The Faulkner's son, architect Winthrop Faulkner, is completing construction of three townhouses on the southwest corner of the original Rosedale estate.

CONDITION: Rosedale's importance as one of the few remaining examples of 18th century buildings in Washington, D.C. has been recognized by its designation as a Category II Landmark of the National Capital and its listing in the National Register. The present owners, Youth For Understanding, have covenanted to preserve and restore the farmhouse. But the surrounding open space, already much reduced by the addition of buildings on the property, has again decreased by the construction of parking lots for the international student exchange organization's headquarters.

Topic #4: Rosedale (Youth For Understanding): Scenic easement (Continued)

CITIZEN
PLANNING: There was vociferous community opposition a few years ago to the possible purchase of Rosedale for an embassy, and fears were expressed that the estate would be walled off from public view and use.

OBJECTIVE: Preserve the remaining open space and open vista of the historic farmhouse as an essential feature of the building's aesthetic and cultural significance.

RECOMMEN-
DATION: The acquisition of a scenic easement by an appropriate organization or government agency should be explored as a means of ensuring that the open vista is retained.

Land Use: Residential Core

Goal #2

Topic #5: Mt. Alban (National Cathedral, Cathedral Schools, St. Alban's Church): Coordinated Planning with Neighborhood

HISTORY: In 1817, Joseph Nourse, Registrar of the U.S. Treasury under Alexander Hamilton and a Revolutionary War veteran, purchased a house and land in the county adjacent to the Federal City. Nourse named it Mt. Alban because it reminded him of the hill in England where St. Alban was said to have been martyred. The Nourse family lived in the frame house on the property where they entertained leaders of the new republic such as James Madison, James Monroe and John Quincy Adams.

On the death of Joseph Nourse in 1841, the property was sold to an Episcopal minister, Dr. Spencer, and a group of men from Baltimore who founded a boys' school called St. John's Institute. Nearby, St. Alban's Church was consecrated in 1855.

In 1893, a charter was granted by Congress to the Protestant Episcopal Cathedral Foundation for the construction of the Washington Cathedral of St. Peter and St. Paul and for the operation of an educational institution. The National Cathedral School for Girls was founded in 1900, St. Alban's School in 1903, and Beauvoir School in 1933. The cornerstone of the Cathedral was laid in 1907, and construction continues at the present time.

CONDITION: The Cathedral is a national and a city landmark. It is on the National Register of Historic Places and is a Category II Landmark of the National Capital. It is also a focal point for the neighborhood, with its tolling bells, spring and fall festivals, and greenhouse supplying summer plants, herbs and Christmas trees. Neighbors enjoy jogging or walking their dogs through the grounds or simply sitting in the tranquil setting.

CITIZEN PLANNING: In the 1973 survey, 85% of the respondents favored an arrangement whereby the religious and educational institutions in the neighborhood would work together with local residents on planning efforts. Half of the respondents said they would be willing to participate in such planning.

OBJECTIVE: Planning for the Cathedral complex should be sensitive to neighborhood needs and desires in order to avoid plans for Mt. Alban that would create a walled close, excluding rather than welcoming the neighbors.

RECOMMENDATION: The Cathedral, the Cathedral Schools and St. Alban's Church should form a liaison group between the neighborhood, the ANC and the Foundation to share in future planning, in accordance with the spirit of the agreements reached on Rosedale.

Land Use: Residential Core

Goal #2

Topic #5: Mt. Alban (National Cathedral, Cathedral Schools, St. Alban's Church): Coordinated Planning with Neighborhood

HISTORY: In 1817, Joseph Nourse, Registrar of the U.S. Treasury under Alexander Hamilton and a Revolutionary War veteran, purchased a house and land in the county adjacent to the Federal City. Nourse named it Mt. Alban because it reminded him of the hill in England where St. Alban was said to have been martyred. The Nourse family lived in the frame house on the property where they entertained leaders of the new republic such as James Madison, James Monroe and John Quincy Adams.

On the death of Joseph Nourse in 1841, the property was sold to an Episcopal minister, Dr. Spencer, and a group of men from Baltimore who founded a boys' school called St. John's Institute. Nearby, St. Alban's church was consecrated in 1855.

In 1893, a charter was granted by Congress to the Protestant Episcopal Cathedral Foundation for the construction of the Washington Cathedral of St. Peter and St. Paul and for the operation of an educational institution. The National Cathedral School for Girls was founded in 1900, St. Alban's School in 1903, and Beauvoir School in 1933. The cornerstone of the Cathedral was laid in 1907, and construction continues at the present time.

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CITIZEN PLANNING: In the 1973 survey, 85% of the respondents favored an arrangement whereby the religious and educational institutions in the neighborhood would work together with local residents on planning efforts. Half of the respondents said they would be willing to participate in such planning.

OBJECTIVE: Planning for the Cathedral complex should be sensitive to neighborhood needs and desires in order to avoid plans for Mt. Alban that would create a walled close, excluding rather than welcoming the neighbors.

RECOMMENDATION: The Cathedral, the Cathedral Schools and St. Alban's Church should form a liaison group between the neighborhood, the ANC and the Foundation to share in future planning, in accordance with the spirit of the agreements reached on Rosedale.

Land Use: Residential Core
Goal #2
Topic #6: Mt. Alban: Protection of Cathedral views

HISTORY: Ambassador James Bryce of Great Britain described the view from Mt. Alban in 1951 in the following words: "...there is one spot commanding what is one of the most beautiful general views of Washington. You look down upon the city, you see its most striking buildings - the Capitol, the Library, State, War and Navy Department, and the Post Office and other high buildings along Pennsylvania Avenue - and beyond them you see the great silvery flood of the Potomac and the soft lines fading away in dim outline in the far southeast. It is a delightful and inspiring view."

"...There may be other views of Washington that are as good, but there is none better. It is a view that speaks not only to the eye, but to the imagination also. The top of the slope ought to have been turned into a public park, and the houses below kept at such a height that if they were to be built they would not obstruct the view from above." [5]

CONDITION: As it has been historically, Mt. Alban is a favorite viewing spot today. Neighbors gather on special occasions such as the Fourth of July to watch the fireworks in the city below, or at dusk on a clear day to watch the sunset. The Cathedral spires can be seen from many vantage points in the neighborhood, as well as from other parts of the city and across the river. As it is for the city as a whole, the Cathedral serves as a visual anchor for the neighborhood. But tall buildings on Wisconsin Avenue have blocked some views of the spires, and increased high-rise construction would further detract from this important neighborhood and city amenity.

CITIZEN
PLANNING: In the survey, nearly 90% of the respondents believed height limitations should be imposed on new buildings along the Wisconsin Avenue corridor, with the greatest number favoring low-rise buildings of 2-4 stories.

OBJECTIVE: Retain the unobstructed views of the Cathedral from the main arterial streets and from within the neighborhood. Retain the unobstructed views from the Cathedral toward the city.

RECOMMEN-
DATION: Future developments on Wisconsin Avenue and surrounding streets should be designed at such heights and sited in such a way that they do not obstruct views of and from the Cathedral.

Land Use: Residential Core

Goal #2

Topic #7: Highlands (Sidwell Friends School): School use, protection of view

HISTORY: In the 1820s, Major Charles J. Nourse built a stone country home on land given him by his father, Joseph Nourse of Mt. Alban. The house - appropriately named the Highlands - was visible for miles across the open, rolling farmland. Prominent guests included Dolley Madison, a friend of Mrs. Nourse's father. The house remained in the Nourse family until 1920 and the surrounding land stayed largely open and undeveloped until that time. Subsequent residents were Admiral Grayson, Woodrow Wilson's physician; John Hay Whitney, Ambassador to Great Britain, and Allen Dulles, CIA Director.

In 1910, Thomas Sidwell, principal of Sidwell Friends School, bought the property next to the Highlands from the Washington School for Boys. This property, known as the Country Club, was used for school athletic activities. From 1920 to 1937, Sidwell Friends maintained two lower schools: the City School downtown, and the Suburban School at the Country Club (3901 Wisconsin Avenue). In 1937, the whole school moved to Wisconsin Avenue. It acquired land across Wisconsin for athletic fields. In 1955 it sold the tract to enable the school to purchase the Highlands property.

CONDITION: The Highlands is one of three remaining 19th century country estates in today's Cleveland Park. Its importance has been recognized by its designation as a Category II Landmark and listing in the National Register of Historic Places. Sidwell Friends uses the site as its upper and middle school campus, and the historic house as the administration building. Most of the ambience of the original setting has been lost with surrounding development, but the school has kept the space in front of the house open except for tennis courts and driveway.

CITIZEN PLANNING: In the 1977 survey, three-fourths of the respondents preferred "no growth" along Wisconsin Avenue. In the 1973 survey, 85% favored joint planning between area schools and local residents.

OBJECTIVE: Preserve the historic Highlands estate as a city landmark and neighborhood focal point. Preserve the remaining open space setting for the house, particularly the vista from Wisconsin Avenue, as an essential feature of the site's historic and aesthetic value.

RECOMMENDATION: The Highlands should continue to function as the campus of the Sidwell Friends School, a compatible modern day use for the historic building and site. Future plans should include as little new construction as possible; if new buildings are needed, they should be located on the eastern portion of the site so that the west facade of the house remains unobstructed. Any expansion plans should be made available to the CCL Board and Advisory Neighborhood Commission for review and comments.

Land Use: Residential Core

Goal #2

Topic #8: Twin Oaks (Chinese Embassy): Category II Landmark, National Register

HISTORY: Gardiner Greene Hubbard, a founder of the National Geographic Society, purchased 50 acres in 1888 and hired Boston architects Allen and Kenway to design his summer home. They chose the most fashionable contemporary style, Georgian Revival, used by nationally prominent architects McKim, Meade and White for summer homes in Newport, R.I. The style had reached its peak in 1885-86. It was unusual in the area under study to have a specially designed summer home rather than a converted farm house.

One of Hubbard's daughters, married to Charles Bell, president of American Security and Trust, inherited the house. Her sister, Mrs. Alexander Graham Bell, inherited the other half of the property later known as the Causeway and later still as Tregaron.

CONDITION: Twin Oaks is a rare example in Washington of the eclectic Georgian Revival summer home style. The estate is now owned by the Republic of China for use as its embassy. The embassy is open to the public about once a year, but otherwise the grounds offer visual rather than usable open space, surrounded by fences ensuring privacy.

CITIZEN PLANNING: The community has in the past opposed the creation of further embassies in the area because they do not want walled enclaves within the neighborhood. Over half of the survey respondents opposed the introduction of embassies or chanceries in new area development.

OBJECTIVE: Maintain a balance between open spaces that are merely visual amenities and those that can be actively used by the community. Preserve the house and grounds of Twin Oaks.

RECOMMENDATION: Contracts between the embassy and the neighborhood should be encouraged.

The house and grounds of Twin Oaks should be designated a Category II Landmark and placed on the National Register of Historic Places.*

* See #3, Condition heading.

Land Use: Residential Core

Goal #2

Topic #9: Tregaron (Washington International School): Continued school use

HISTORY: The estate now known as Tregaron was built in 1912 for Ohio financier James Parmelee, who had purchased the land from Mrs. Alexander Graham Bell. Parmelee, a trustee of the Corcoran Art Gallery, the Carnegie Institute and the National Cathedral and a director of several companies, named the estate Causeway since one crossed a bridge in approaching the house. He lived there until his death in 1931 and his wife until her death in 1939.

Joseph E. Davies and his wife, Marjorie Merriweather Post, purchased the property from the Parmelee estate in 1940. They renamed it Tregaron after the Welsh community in which Davies' mother's family originated.

Davies had a distinguished career as an international lawyer and diplomat. He was named by President Franklin Roosevelt Ambassador to the Soviet Union in 1936, and Ambassador to Belgium and Minister to Luxembourg in 1938. During World War II, Davies served as special assistant to Secretary of State Cordell Hull. President Roosevelt sent Davies to Russia in 1943 to plan the Teheran Conference with Joseph Stalin, and he represented President Truman in arrangements with Winston Churchill for the Potsdam Conference which he later attended as a delegate. In 1946, Davies was awarded the Order of Merit, the highest civilian decoration given by the United States Government.

It was Davies' wish that Tregaron, his home during a period of critical diplomatic activity, become a center for the study of international affairs. The link between Tregaron and Davies' involvement in international relations is symbolized by the Russian "dacha," the private study which he built on the estate.

CONDITION: The 20-acre Tregaron site is owned by Davies' heirs, who have been exploring the possibilities of sale and redevelopment of the property. It is zoned R-1-A, allowing single-family detached homes on minimum lots of 7,500 square feet.

Private schools are permitted in such zones with approval of the Board of Zoning Adjustment. The Washington International School has rented the main house, out-buildings and grounds since 1972 for use as its upper-school campus. On Saturdays, the site is used by members of Washington's East Indian community.

Topic #9: Tregaron (Washington International School): Continued school use (Continued)

CITIZEN
PLANNING: The CCL Board voted unanimously in December 1977 to support the International School's continued use of Tregaron in opposition to any further development or alterations of this unique site. The vote reflected the strong feeling in the community for a school whose program so suits the nation's capital as a place for intellectual, cultural and social exchange between young people of the U.S. and those of other nations.

OBJECTIVE: Preserve the 20-acre Tregaron estate intact along with its historic buildings as reminders of an important era in American social and diplomatic history.

RECOMMEN-
DATION: The site and buildings should be used on a permanent basis by the Washington International School and for related international educational programs. CCL and the ANC should be consulted on any development plans, especially those involving a change of zone.

Land Use: Residential Core

Goal #2

Topic #10: Tregaron: Category II Landmark, National Register

HISTORY: The Tregaron house and grounds were designed in 1921 by Charles Adams Platt, the foremost country house architect in the U.S. at the time. One of his guiding principles was to achieve a good relationship between the house and its setting: "...the essential truth in country house architecture is that house and garden together form a single design. They cannot be separated." [3] Tregaron is an example of Platt's success in achieving such a harmonious relationship.

A second principle was to satisfy the owners' needs for a comfortable home. The house is his only known example of domestic architecture in the nation's capital. He used certain themes throughout his design: red brick with stone trim, symmetry, and Renaissance architectural motifs. The interior is unified by lavish fireplaces, cornice moldings, paneling and plaster ceilings.

CONDITION: The Tregaron estate provides a unique example of an early 20th century country house and surrounding grounds in the middle of an urbanized residential neighborhood - evidence of what the Cleveland Park area once resembled. Two prominent Washington families lived there and a nationally acclaimed architect designed the whole estate.

A decision by the Joint Committee on Landmarks is pending on the application for a Category II Landmark of the National Capital, defined as one "of importance which contributes significantly to the cultural heritage or visual beauty and interest of the District of Columbia and its environs, and which should be preserved or restored, if possible." The site has also been nominated to the National Register of Historic Places.*

CITIZEN PLANNING: The nominations for Category II and National Register status came from local citizens - Woodley Park Citizens Association - and a community preservation organization - Don't Tear It Down.

OBJECTIVE: Preserve the unique combination of natural and historic resources found at Tregaron as significant contributions to the cultural heritage, visual beauty and interest of the District of Columbia.

RECOMMENDATION: Both house and grounds should be designated a Category II Landmark of the National Capital and placed on the National Register of Historic Places.

* See #3, Condition heading.

Land Use: Residential Core

Goal #2

Topic #11: Tregaron: Natural, accessible open space

HISTORY: The grounds laid out by Platt and planted by landscape architect Ellen Shipman include formal and informal areas. They introduced paths, rustic stone bridges, careful terracing to avoid erosion on the steep slopes, ponds and extensive plantings. The layout for the bridle path through the woods was a Christmas present from Miss Shipman to the Parmelees. Though in need of maintenance, these designed landscape features as well as some statuary are still in existence on the estate.

CONDITION: The rugged terrain of the site, with its streams, ponds and paths, provides opportunities for nature study and varied forms of recreation for the community including walking, picnicking and sledding. The site also provides essential environmental controls, filtering and cooling the air, retaining ground water and preventing further flooding of Macomb Street properties - already affected by steep slopes and adjacent creek beds.

CITIZEN PLANNING: The CCL Board announced in December 1977 its belief that Tregaron should be preserved in as natural a state as possible.

The CCL survey did not have a question on Tregaron but in adjoining Woodley Park, about 95% of citizens responding to a survey favored keeping the natural setting and having nature trails, playfields and recreational facilities available to the community at Tregaron.

OBJECTIVE: Preserve as much of the site as possible in a natural condition in order that it continue to fulfill important ecological functions and serve as an accessible piece of natural open space for active community use.

RECOMMENDATION: The site should continue to be open to the neighborhood for sledding, picnicking and walking, as a welcome relief from the congestion and pollution of the city. Further construction on the site should be kept to a minimum in order that the tract continue to serve as an urban conservation area; the high standards of design of the existing buildings should be maintained in any additional structures.

LAND USE: COMMUNITY-WIDE FACILITIES

There are certain topics of concern to Cleveland Park residents that span the whole neighborhood, rather than being confined to the residential core or the commercial corridors. Though the recommendations in this subsection go beyond land use issues in some cases, they are intended to make better use of existing or proposed facilities in the neighborhood in order to enhance the quality of life for residents and members of the wider community.

- Goal #3: Encourage the role of Cleveland Park as a city-wide educational and religious center.
- Goal #4: Continue the established tradition of community involvement by Cleveland Park residents through expanding the use and utility of existing and proposed facilities.
- Goal #5: Provide for the varied recreational and aesthetic needs of the neighborhood by planning for public and private amenities.

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SUMMARY OF RECOMMENDATIONS

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Land Use: Community-Wide Facilities

Goal #3

Topic #15: Services and facilities for the elderly: Use of religious institutions

HISTORY: St. Alban's Church, consecrated in 1855, was the first free Episcopal church in the District of Columbia which meant it required no pew rent; hence, even the poor could attend. A building permit of 1922 indicates that architects Marsh and Peter were responsible for the present appearance of St. Alban's. The Cleveland Park Congregational Church was designed in 1922 by architect Calence L. Harding.

Area denominations have been involved traditionally with providing facilities for the elderly. The Episcopal Home for the Aged (3625 Wisconsin Avenue) appears in city directories as early as 1927.

CONDITION: In 1970, there were 1700 people 65 and over in the plan area, two-and-a-half times as many women as men. There were 18,000 people 65 and over in all of Ward III. Many of these older people live alone: 41% of total households in Ward III in 1970 were single-person households.

At least two of the area religious institutions have programs aimed at providing nutritious meals for the elderly - a particular problem for those living alone. The Super '60's Nutrition program at St. Alban's Parish Church provides 40 meals each weekday. Some 30-60 people are served daily, five days a week, at Adas Israel.

CITIZEN PLANNING: Though there was a low response rate on the survey to the question on social needs, there was some indication of need in the following areas: assistance in getting meals, an opportunity to be of service, someone to check in by telephone or personal visit on elderly, sick or shut-ins. It was suggested that area churches be informed when elderly or shut-ins need aid.

OBJECTIVE: Meet the varying needs of the elderly for sociability, service and spiritual or physical sustenance.

RECOMMENDATION: The neighborhood should support efforts by area churches and synagogues to extend programs and facilities for senior citizens. Programs using the physical plant of the religious or educational institutions and the energies and experience of the elderly should be encouraged e.g., tutoring of children attending the 12 schools in the plan area.

Land Use: Community-Wide Facilities
Goal #4
Topic #16: John Eaton School: Community center

HISTORY: The John Eaton School was built in 1911. As Cleveland Park continued to grow, so did the school, with an addition in 1923 and an auditorium in 1931. For several years, the school provided space for the neighborhood library, until the completion of a permanent library building in 1952.

CONDITION: John Eaton is a neighborhood school and a community focal point. At present a third addition and renovation is being designed, including a gymnasium that can be used for neighborhood as well as school use.

CITIZEN PLANNING: A committee of local parents and community representatives has worked with the school on plans for the new addition.

The suggestion of a multi-generational community center for adults and children of all ages was favored by about 55% of the respondents to a survey question on uses for the John Eaton School.

A little over a third of the respondents favored an arts and crafts center, a center for adult athletics, or an "after-school" care center for school-age children as uses for the school and gym. A third favored a day-care center for pre-schoolers.

A respondent also suggested that Eaton area property owners should have right of first refusal on any proposed after-hours use of school property.

OBJECTIVE: Meet the varied needs of all ages in the community in planning uses for the John Eaton School.

RECOMMENDATION: The expanded John Eaton School should be used in non-school hours as a general community center for adults and children of all ages. An imaginative day-time program could match the needs of younger families for pre-school day-care and after-school child care or tutoring with the needs of older people for service and for nourishing their own interests in arts, crafts or adult education. Evening schedules could include adult athletics such as basketball and volleyball.

Land Use: Community-Wide Facilities
Goal #4
Topic #17: Library: Expanded community use

HISTORY: The history of the Cleveland Park Library is one of determined community action. According to Mrs. Philip S. Smith, early resident: "Library service was completely lacking until some of the residents got the kindly ear of Dr. Bowerman, the librarian, and he agreed to provide books if we could persuade the Board of Education to lend us a room in the new school [John Eaton] and if the residents would guarantee the salary of a librarian to come one afternoon a week. We went from house to scattered house peddling the idea and came up with fifty dollars - the complete salary for the year." The service was discontinued after a year or two with the outbreak of World War I. [7]

Philip Stone, a retired librarian who has lived on Macomb Street since his birth in the early 1900s, tells how the present library became a reality: "When the location on Connecticut Avenue at Macomb Street was chosen, the cost was \$60,000. The city said the highest amount it could pay was \$30,000, so the Cleveland Park residents raised the remaining \$30,000. When the District Government went to buy it, the price had risen to \$65,000. The District resorted to condemnation proceedings, which resulted in a jury award of \$74,500. The residents were not to be beaten: they went to Congress with their tale, and Congress appropriated the remaining \$14,500." The library was finally completed in 1952.

CONDITION: Recent financial constraints throughout the District have necessitated curtailed library hours, which, with Metro construction and parking problems on Connecticut Avenue, have reduced patronage. The library currently serves about 10,000 patrons and has a circulation of some 10,000 books/periodicals a month. Hours are Monday and Wednesday 1-9 p.m.; Tuesday, Thursday and Saturday 9:30-5:30; closed Fridays and Sundays.

CITIZEN PLANNING: The workshop session on amenities concluded that there was a lack of readily-available information about existing programs and facilities in the neighborhood (See also #19, Citizen Planning heading, "ANC-3 has endorsed...").

OBJECTIVE: Enlist neighborhood residents to restore the role and use of the library as a major community building. Expand participation in community facilities and programs by better dissemination of information.

RECOMMENDATION: Neighborhood residents should work to extend library hours so more people can use the library. The community meeting rooms should be further utilized as a center for information on community programs and facilities.

Land Use: Community-Wide Facilities

Goal #4

Topic #18: Police Station: Expanded community use

HISTORY: "The Park is favored with a special detail of police, to accommodate which there has been erected an attractive little house, which answers at once as a station for the police and quarters for the chemical fire engine which is a part of the District Fire Department." [1]

The original police-fire station, designed by Robert Thompson Head in 1901, was replaced by the house at 3300 Newark in 1920.

CONDITION: The present police station on west Newark Street was built in the mid-1970s to serve the entire Second District, replacing a station in Georgetown and one in Tenley Circle. The vacant land next to the station is currently being used for community purposes.

CITIZEN
PLANNING: About 55% favored including a multi-generational community center with meeting rooms and other facilities in new public or private development.

The workshop on neighborhood amenities concluded that there was a lack of readily-available information about existing programs and facilities.

OBJECTIVE: Expand the use of the Second District police station as a neighborhood facility and encourage a neighborhood orientation.

RECOMMEN-
DATION: The police station should increase the opportunities for using the building for community gatherings, and include notice space for information on community programs and facilities.

Land Use: Community-Wide Facilities

Goal #5

Topic #19: Publicly provided amenities on residential streets

HISTORY: "Plant trees! Dammit, I tell you to plant trees and keep on planting them!" This exclamation is attributed to Alexander "Boss" Shepherd, who in the 1870s initiated a plan to make Washington a tree-shaded capital. [6] The newly created Park Commission planted and cared for trees throughout the city. "Boss" Shepherd, as chairman of the Board of Public Works, gave Washington in the last quarter of the 19th century its first paved streets and sidewalks together with curbs, gutters, and street lighting.

Considering the fact that the Chevy Chase Land Company built the Calvert Street and Klinge Gap bridges and laid the trolley tracks from downtown to Chevy Chase Lake, it seems likely that any initial street improvements in the original part of Cleveland Park, such as the brick sidewalks, were put in by the developer. This may have included trees since one of the selling points of the new suburb was the preservation of the park-like features.

CONDITION: The character of Cleveland Park today stems in part from the amenities provided in earlier periods: the residentially-scaled streets lined with trees and the brick sidewalks evoking the late 19th century suburban development. It is a neighborhood designed for people to walk. While walking they can tell the boundary between one development period and another by the presence or absence of brick sidewalks.

Public rights-of-way are considerably wider in many cases than the existing streets. Widening of the streets to the city rights-of-way would endanger trees and brick sidewalks, and alter the residential scale of the existing street.

CITIZEN PLANNING: The general character of the neighborhood was rated an important factor in the respondent's decision to move into his present home by 95% of those replying to the 1977 questionnaire. Several residents asked for better care of city-owned trees, and others suggested planting more trees.

ANC-3 has endorsed the following: "A land use plan for Ward III that professes to be 'comprehensive' cannot ignore public amenities such as parks, libraries, bikeways, pedestrian walkways...simply because no money is currently available. The Comprehensive Plan must represent the ideal in planning, setting a target for achievement to motivate government and citizens alike." [11]

Topic #19: Publicly provided amenities on residential streets (Continued)

OBJECTIVE: Preserve and enhance the character of the typical Cleveland Park street.

RECOMMEN- Capital improvements such as finishing curbs and gutters should hold to the existing
DATION: widths of streets rather than widening streets to the designated rights-of-way. The
city should protect and maintain trees on the public way and retain, repair or install
brick sidewalks where they prevail.

Land Use: Community-Wide Facilities

Goal #5

Topic #20: Privately provided amenities on commercial streets

HISTORY: The Cleveland Park Company provided amenities for the new subdivision, including a stable, police/fire house, and lodge at the trolley stop. This "beautiful little stone lodge or waiting station at the Connecticut Avenue entrance...is always open and lighted at night, and in winter warmed for the convenience of persons waiting for the cars." [1]

Recreational opportunities were readily available: "Many of the residences have lawn tennis courts adjoining their houses, a source of enjoyment which few city dwellers can obtain. A well-laid out and well-kept golf links is also near at hand." (Washington Times, May 10, 1903) There was a swimming hole at Pierce Mill, and as Mrs. Philip S. Smith remembered, there were "public spirited women like Cornelia Baird who taught all the children in the neighborhood how to swim in her pool." After 1922, swimming was available at the Cleveland Park Club. [7]

CONDITION: Today the Cleveland Park Club is nearly filled to capacity, as are the other swim and tennis clubs at private schools in the neighborhood: Beauvoir, National Cathedral, St. Alban's and Sidwell Friends.

The apartment buildings along Connecticut and Wisconsin Avenues benefit from their location next to a low-scale residential neighborhood. Apartment dwellers can look out over the flowering gardens of Cleveland Park and walk along the tree-lined streets. Construction of new apartments, increasing the neighborhood population, would put pressure on existing recreational facilities.

CITIZEN PLANNING: Seventy percent of survey respondents favored the inclusion of recreational facilities such as swimming pools and tennis courts in new development. Nearly 55% favored a multi-generational community center with meeting rooms and other features. Write-in proposals included a community swimming pool and an increased number of amenities such as planters, benches and trees. Arrangements with apartment developers to provide space for community activities and recreation met with a 45% favorable response.

OBJECTIVE: Ensure that new apartment buildings, whose residents will profit from the location next to a low-density neighborhood, contribute amenities and facilities to the neighborhood.

Topic #20: Privately provided amenities on commercial streets (Continued)

RECOMMEN- Apartment developers should provide amenities such as landscaping and outdoor seating and
DATION: facilities such as meeting rooms, tennis courts and swimming pools that are open to neighborhood residents. The inclusion of a community pool in redevelopment of the front portion of the McLean Gardens site should be explored.

NOTE:
Can be put
on previous page.

LAND USE: COMMERCIAL CORRIDORS

Possible redevelopment at higher densities along Wisconsin and Connecticut Avenues has been a long-standing concern of Cleveland Park residents. They fear that new commercial or office buildings may replace the apartments and small shops whose residents and proprietors are valued members of the neighborhood. They are concerned that high-rise commercial buildings may overshadow nearby single-family homes and introduce uses that are incompatible with the character of a residential neighborhood.

- Goal #6: Retain the existing low-density character and middle-income housing at the McLean Gardens site.
- Goal #7: Retain neighborhood shopping and residential uses along the remaining segments of Wisconsin Avenue.
- Goal #8: Ensure that the design of any new developments along the commercial corridors is sensitive to the low-density residential scale and character of the adjoining neighborhood.
- Goal #9: In response to the new Metro stop on Connecticut Avenue, ensure that preservation of the existing neighborhood-oriented character of the street.

Land Use: Commercial Corridors

Goal #6

Topic #21: McLean Gardens: Existing apartments, moderate-income housing

HISTORY: In 1898, John R. McLean, owner and publisher of the Washington Post and the Cincinnati Enquirer, purchased for a summer home The Georgetown Villa on the west side of the Tenleytown Road (Wisconsin Avenue). The Villa had served for years as a Jesuit retreat. McLean remodeled the house into an elegant mansion and renamed it Friendship, after an early land grant in the area. The property, extending from Macomb to Van Ness Streets N.W. west of Wisconsin Avenue, remained in the McLean family until the early 1940s.

In 1943, the Federal Government's Defense Housing Corporation purchased the land and erected an apartment and dormitory complex to house war-time workers. The property was sold in 1948 to Fairmac Corporation, which acquired two similar projects built at the same time and of the same construction. One of these, Fairlington, the Corporation recently renovated and sold for condominiums.

Fairmac sold the McLean Gardens property to the Hartford Insurance Group, since acquired by ITT, in 1968. In 1970, ITT requested a change of zone for construction of a planned unit development to include over 2,000 apartment units, a hotel-motel, a hospital and medical offices, plus other office and retail commercial space. The plan was dropped only after mounting public opposition in which CCL played a major role. Another plan, proposed in 1975, for an embassy complex was also defeated by concerted citizen protest.

CONDITION: The 43-acre McLean Gardens site, with its 3-story brick buildings attractively sited on curving tree-lined streets amid open space, has recently been sold to a developer. He has announced plans to convert the 725 rental apartment units into moderately priced condominiums.

The property is zoned R-5-A, allowing heights of 40 feet (3-story limit) and a FAR of .9. If the site were fully cleared, it has been estimated that there could be 1,500 units built at the densities allowed under current zoning. If the developer requested and received a planned unit development zone he could build more intensively.

CITIZEN PLANNING: McLean Gardens tenants have been concerned neighborhood residents for many years. Cleveland Park home owners supported the tenants in their fights to retain their residential complex against intense commercial and chancery development schemes proposed in 1970 and 1975. A quarter of the 1977 survey respondents were McLean Gardens residents. The land use workshop in spring 1977 expressed strong support for retaining middle-income housing at the McLean Gardens site.

Topic #21: McLean Gardens: Existing apartments, moderate-income housing

OBJECTIVE: Retain the existing garden apartments for use as moderate-income housing, accommodating as many as possible of the existing tenants.

RECOMMEN- Any development scheme for the McLean Gardens site should retain the existing garden
DATION: apartments for use as moderate-income housing and should accommodate as many as possible
of the existing tenants.

*Please check
No 1 or 2?*

Land Use: Commercial Corridors

Goal #1

Topic #22: McLean Gardens: Rental units for the elderly

HISTORY: The Defense Homes Corporation built residence halls along the Wisconsin Avenue frontage for single people. These 1,889 dormitory units, since demolished, housed some of the older and less financially secure McLean Gardens residents. In its opposition to the development schemes proposed over the past eight years, the McLean Gardens Residents Association has focused on the displacement of low- and moderate-income people, many of them elderly, from decent in-city housing.

CONDITION: In 1970, prior to the demolition of the dormitories, there were 750 people over 65 years of age in the section of the plan area where McLean Gardens is located.

The new owner has expressed concern for the elderly, suggesting that one-third of the condominium units be reserved for elderly homebuyers. But the existing 725 apartments are rental units, and many of the elderly have said they will be unable to afford to purchase their units. There has also been a decrease in the number of rental apartments available in Ward III because of the trend toward condominium conversions.

CITIZEN PLANNING: There was a high degree of interest among survey respondents for providing senior-citizen housing in new developments, with nearly 60% favoring such facilities. About 45% approved of arrangements with builders to include such features as moderate-income or senior-citizen rental units in return for permission to build larger buildings than regular zoning would permit. The neighborhood residents would like to keep a diversity of age and income levels in the neighborhood, such as McLean Gardens has traditionally represented. The land use workshop expressed strong support for retaining middle-income rental housing at the McLean Gardens site.

OBJECTIVE: Continue to provide moderate-income rental housing for the elderly on the McLean Gardens site.

RECOMMENDATION: The developer of McLean Gardens should include a percentage of moderate-income rental units for the elderly in any redevelopment of the site.

please check
Goal #1 or

Land Use: Commercial Corridors,

Goal #1

Topic #23: McLean Gardens: Undeveloped front portion of site, zoning

HISTORY: The dormitories built by the Defense Housing Corporation along the Wisconsin Avenue frontage have been cleared by the owners over the last four or five years, leaving the frontage behind the attractive stone wall undeveloped.

Citizen opposition to past development schemes for McLean Gardens has focused on the traffic impact on neighborhood streets of massive redevelopment. CCL pointed out that under the city's Comprehensive Plan, the McLean Gardens area was to be maintained as 'predominantly residential' and the character of the surrounding neighborhood to be preserved.

CONDITION: The zoning designation for the McLean Gardens tract is R-5-A, designed for urban residential development of low height and density and allowing heights of 40 feet and a FAR of .9. A change of zone to allow more intensive development, particularly of a commercial nature, would increase traffic in the neighborhood considerably: according to the trip generation rate used by the Municipal Planning Office, retail uses generate ten times as many trips as residential uses for one hour during the p.m. peak.

CITIZEN PLANNING: Nearly three-quarters of the survey respondents favored 'no growth' along the stretch of Wisconsin Avenue from Tenley Circle south to Woodley Road. Nearly three-fifths found primarily residential buildings acceptable. With nearly 90% favoring the imposition of height limitations on new buildings along Wisconsin, the height preferred by the largest number (nearly 40%) was that of the existing McLean Gardens.

Increased traffic generated by redevelopment was a major concern at the workshop. The sentiment was to maintain the low heights, densities and residential character of the McLean Gardens site. There was some acceptance for the idea of adding a small shopping cluster in any new primarily residential complex.

ANC-3 has endorsed the following principle: "However plausible the case for additional individual commercial or institutional enterprises along major arteries, e.g., Wisconsin Avenue, the totality of all such development must not be of a scope likely to create traffic overloads along those arterials or on nearby residential streets. Drastic restrictions are fully justified to prevent commercial or institutional development which could result in traffic overloads." [11]

Topic #23: McLean Gardens: Undeveloped front portion of site, zoning (Continued)

OBJECTIVE: Ensure that new development on the vacant portion of the McLean Gardens tract fronting Wisconsin Avenue is limited to medium-rise apartments with small clusters of neighborhood shops, rather than introducing offices or stores which would draw workers and customers from a wide area and generate a substantial increase in the amount of traffic in the neighborhood.

**RECOMMEN-
DATION:** The residential uses of the R-5-A zone should be retained while adding a small percentage of neighborhood commercial of the type permitted in C-1 zones. The heights and densities should be those of the existing R-5-A.

If the property is developed under another classification such as PUD, financial feasibility should be achieved by increasing the amounts of housing and neighborhood shopping, not by allowing office or area-wide shopping facilities.

The developer should consult with CCL, ANC-3 and other concerned citizen groups before any action is taken on the site.

Land Use: Commercial Corridors

Goal # 7

Topic #24: Wisconsin Avenue: Neighborhood shopping/Zoning

HISTORY: Neighborhood shopping facilities were introduced on Wisconsin Avenue, just north of Macomb Street when the SANITARY GROCERY COMPANY and Aaron Bressler, TAILOR, opened in 1921, joined in 1922 by Herbert Hudgins, DRUGS and in 1923 by UNIVERSITY HARDWARE COMPANY. (structures now housing Burka's Wine and Liquors and Armand's Sub-way.) On Macomb Street, the UNIVERSITY MARKET appeared in 1922, and a DELICATESSAN, TAILOR and SHOEMAKER by 1923. Salvator Mancari, SHOE REPAIR, Peter Kokonis, GROCER, and another TAILOR had opened by 1926.

The block of Wisconsin south of Macomb (where Charles grocery and Friendship Flower Shop are now located), developed in 1926 with PIGGLY WIGGLY STORES, GREAT A & P TEA COMPANY, a DRY GOODS, BAKER, and another GROCER. The 1931 City Director listed the grocer as Max Burka, while on Macomb Street Jacob Rubin, listed in 1926 as selling meats has now listed under "real estate."

CONDITION: Several of the shop owners or proprietors at the Friendship center today have had family associations with this neighborhood shopping area for nearly fifty years. Among them are the names Rubin, Burka, Kokonis, Mancari and Andrasek. Antonio Mancari maintains the Modern Shoe Shop, while Julius Andrasek, with his two sons, runs the University Bakery where he assisted his uncle in the late 1920s.

Wisconsin Avenue, from Macomb Street to the intersection with Idaho Avenue, is zoned C-2-A, designed for area-wide shopping. But the prevailing use is still small-scale neighborhood shopping, including 4 beauty parlors/barbers, 3 apparel, 3 decor and gift, 2 bakers, 2 liquor and one each specialty foods, flower shops, books, toys, jeweler, camera, cleaner, laundry mat and shoe repair. The original 1920's structures, though in need of renovation and maintenance, represent fifty years of neighborhood service.

CITIZEN PLANNING: Nearly 80% of the survey respondents said they used the shopping facilities between Newark and Macomb Streets every week. Respondents indicated a high level of satisfaction with neighborhood shopping facilities on the two commercial corridors, with about 80% giving a "good" rating for convenience and opening/closing times, about 70% for availability of goods and services, and about 60% for quality of goods and services and for atmosphere. Workshop participants expressed a strong sentiment for retaining the existing neighborhood shopping with improved facilities.

Topic #24: Wisconsin Avenue: Neighborhood shopping/Zoning (Continued)

OBJECTIVE: Preserve and enhance the prevailing neighborhood shopping use at the Friendship center on Wisconsin Avenue and Macomb Street.

RECOMMEN- The zoning should be changed from C-2-A to C-1 on Wisconsin Avenue from Macomb to Idaho
DATION: to conform to the prevailing neighborhood shopping use.

Land Use: Commercial Corridors
Goal #7
Topic #25: Wisconsin Avenue: Giant and Murphy's/Zoning

HISTORY: Though row houses had been built between Macomb and Newark Streets on the east side of Wisconsin Avenue in 1925, the parcel on the west side remained an undeveloped part of the McLean estate until 1943. 1945 maps show the parcel between Newark, Idaho, Wisconsin and the Macomb shops as owned by Defense Homes Corporation, but show no structures. In 1956 the brick buildings now occupied by Giant Foods, G.C. Murphy and Capital Asam were erected in the prevailing low-rise scale of the other shops of the Friendship center.

CONDITION: Giant Foods and Murphy's Variety have grown to serve a large segment of the city beyond the immediate neighborhood. The actual nature of the use conforms to the existing C-2-A zoning, designed for area-wide shopping. Food stores and variety stores are also allowed uses in C-1 zones, the zoning classification more appropriate to the prevailing neighborhood shopping uses. But Murphy's and Giant are clearly oriented to the wider metropolitan area: Giant has been reported to have the highest retail volume per square foot in the Washington area.

Both stores generate considerable volumes of traffic. The one-story buildings and 200 car parking lot cover approximately 100,000 square feet. Under the C-2 zoning, with FAR of 2.0, there is a potential of 200,000 square feet of development. Assuming a 30% modal split (implying that 30% of the shoppers would arrive by bus and 70% by car), and using the accepted Municipal Planning Office factor of 2.50 for regional shopping, full development of the property would produce 500 auto trips during one hour in the peak p.m. period. With the present full capacity use of the 200 car lot during rush hour, and the average shopper turnover of 20 minutes, Giant and Murphy's are already exceeding by 100 cars the projected 500 cars of full development.

CITIZEN PLANNING: About half of the survey respondents opposed the development of commercial shopping malls such as the Van Ness Center, where the grocery store is contained in a high-rise structure. Nearly 90% believed height limits should be imposed on any new buildings along Wisconsin Avenue, with low-rise buildings of 2-4 stories preferred by the greatest number. Nearly three-fourths preferred "no growth" on Wisconsin Avenue.

Topic #25: Wisconsin Avenue: Giant and Murphy's/Zoning (Continued)

The workshops reflected the opposition of residents to development that would generate more traffic in the neighborhood, and the desire to retain the present neighborhood scale. ANC-3 has endorsed the following principle: "There is wide-spread belief that major, intensive commercial development which exceeds neighborhood scale should be concentrated in the downtown area and probably in a few other clearly acknowledged commercial/industrial zones." [11]

OBJECTIVE: Retain the present low-rise scale of the Giant/Murphy's structure to counterbalance the intensity of the existing use.

**RECOMMEN-
DATION:** Under the zoning change from C-2-A to C-1 on Wisconsin Avenue between Macomb and Idaho, Giant and Murphy's should be considered non-conforming uses by virtue of their high-volume trade. Development on the site should be restricted to the existing height and bulk as long as these uses remain.

Land Use: Commercial Corridors

Goal #7

Topic #26: Wisconsin Avenue: Hotel conversion or construction/zoning

HISTORY: Wisconsin Avenue, a major road since colonial times, has been a popular residential location because of its easy access to Georgetown and downtown Washington. Apartment houses began to appear in the plan area at 3220-24 Wisconsin in 1923, followed by 3218 Wisconsin in 1925, the Abby in 1926, the University Apartments in 1927, the Compton and Coolidge Apartments of 1931 and the Alto Towers of 1932. City directories from the 1920s and 30s listed not only the address of each apartment building, but the name of the resident of each unit, just as they listed the occupants of the single-family homes on residential side streets.

CONDITION: The segments of Wisconsin Avenue between Norton Place and Macomb on the east side and an irregularly-shaped parcel fronting Macomb on the west are zoned R-5-B. The segment of Wisconsin Avenue between Macomb and Massachusetts is zoned R-5-C. Heights of 60 feet and a FAR of 1.8 are permitted in R-5-B zones, while 90 foot heights and a FAR of 3.5 are permitted in R-5-C. Hotels are a permitted use in R-5-B and R-5-C zones. There are 22 apartments structures on this section of Wisconsin, but no hotels. The conversion of existing apartments to hotels or the construction of hotels on the site of lower-density structures would thus introduce a use with no historical precedent on the Avenue.

CITIZEN PLANNING: The survey revealed that Cleveland Park is a stable residential neighborhood; 45% of the respondents have lived in the neighborhood for over 10 years, 27% for 4-10 years and 21% for 1-3 years. Many people, including some of the apartment dwellers, wrote on their forms that they had lived in their present residence for 15, 20 or 30 years. The apartment dwellers are considered important members of the neighborhood.

ANC-3 has endorsed the following principle: "Despite the apparent views held by developers and some government officials, as disclosed by land use proposals for Ward III, the dominant purpose of land use planning is not maximum commercial development-- particularly not in the midst of predominantly residential areas." ANC-3 recommends a down-zoning on Wisconsin Avenue from R-5-C to conform to the surrounding R-5-B zones.

OBJECTIVE: Avoid the conversion of apartment buildings into hotels or the construction of new hotels along Wisconsin Avenue, with the resulting disruption to the stable residential character of the neighborhood.

RECOMMENDATION: The existing R-5-C district on Wisconsin Avenue between Macomb and Massachusetts should be down-zoned to R-5-B. The zoning regulations should be revised to exclude hotels from the uses permitted in R-5-B zones.

Land Use: Commercial Corridors
Goal #8

Topic #27: Wisconsin Avenue: Heights and siting of new development/Zoning

HISTORY: Heights along Wisconsin Avenue have become progressively higher over the years. Builders of the original apartments and shops respected the residential scale of the street by designing 2- and 3-story buildings that complemented the existing houses rather than towering complexes that would overpower them. The Alto Towers was unusually high when it appeared in 1932. Other 8-story buildings such as the Elaine, the Regent and the Chesterfield began to be built in the 1950s. The Wisconsin Avenue Nursing Home required a zone variance to build 9 stories in the 1960s.

CONDITION: The R-5-C zoning on Wisconsin Avenue between Macomb and Massachusetts allows 90-foot heights, about 9 stories. The R-5-B, C-3-A and C-2 districts in the remaining segments of the Avenue allow 60 feet, about 6 stories.

There are at present one 9-story (and another under construction) eight 8-story and one 6-story buildings along Wisconsin Avenue. The existing 8- and 9-story buildings immediately overlooking the single-family homes - such as the Wisconsin Avenue Nursing Home - reduce privacy and increase adjacent residents' fear of crime since their activities can easily be observed. They also block views of the Cathedral, an important neighborhood and national landmark.

CITIZEN PLANNING: There is an overwhelming-sentiment (nearly 90% of survey respondents) for the imposition of height/limits on new buildings along Wisconsin Avenues. Among suggested heights, about 40% favor limiting heights to those of McLean Gardens (2-4 stories); 23% favor mid-rise (5-8 stories as in the Alban Towers); while 23% favor a mixture of heights but relatively few or no high-rise structures.

ANC-3 has recommended down-zoning the R-5-C zone on Wisconsin to conform to surrounding R-5-B districts.

OBJECTIVE: Limit the heights of new developments along Wisconsin Avenue in order to minimize the detrimental effects on the adjacent residents and to retain views of the Cathedral. Ensure that design and siting of buildings prevents overlooking of single-family homes.

RECOMMENDATION: The R-5-C zone on Wisconsin Avenue between Macomb and Massachusetts should be changed to R-5-B, (allowing 60-foot rather than 90-foot heights). Plans for all new buildings on Wisconsin should be reviewed to ensure designs and sitings that are sensitive to the needs of adjacent residents and the neighborhood as a whole and that retain views of the Cathedral.

Land Use: Commercial Corridors

Goal #8

Topic #28: Wisconsin Avenue: Open quality north of McLean Gardens/Set-back

HISTORY: A tract of open land on the west side of Wisconsin Avenue north of the McLean property was owned by Christian Heurich. After 1937, when the Sidwell Friends School moved all grades to Wisconsin Avenue, the school rented and then bought the site across the lightly-travelled avenue for athletic fields. It remained green open space until about 1955 when the school sold it to the Equitable Insurance Company which built a "Williamsburg Revival" brick office building on the site.

CONDITION: The land between Upton and Rodman Streets along Wisconsin Avenue is zoned C-3-A. C-3 zoning is "designed to accommodate important subcenters supplementary to the Central Business District. Permitted uses..." would include office buildings, retail centers, large-scale business activities and commercial amusements." Medium-densities are permitted in C-3-A zones; heights of 60 feet, FAR of 3 for hotel or other permitted use, and FAR of 1.8 for apartment house or other residential use. A residential use other than hotel is not permitted to occupy more than 60% of the lot.

The existing uses on this section of Wisconsin Avenue are the three-story FNMA - formerly Equitable - building and the one-story Johnson's Flower Center on the west side, and a new three-story office building and one-story post office on the east side. The FNMA building is set back from the street about 100 feet, with drive and landscaping creating an open quality. Johnson's, with its rows of flowering plants displayed along the front, also gives an attractive open quality which would be missed if the site were redeveloped for more intensive use.

CITIZEN PLANNING: ANC-3 has recommended a 100-foot set-back for this section of Wisconsin Avenue.

OBJECTIVE: Retain the existing low-density, open quality of the frontage along Wisconsin Avenue between Rodman and Upton Streets.

RECOMMENDATION: There should be a 100-foot set-back required on new development along Wisconsin Avenue between Rodman and Upton Streets.

Land Use: Commercial Corridors

Goal #8

Topic #29: Connecticut Avenue: Heights and siting of new development/Zoning

HISTORY: The three-story Fire Station - Engine Company Number 28 - was the first of the present day buildings to appear on Connecticut Avenue in the plan area, in 1916. It replaced the small police/fire house built by the Cleveland Park Company on Newark Street. Within this same block, to the south of the Fire Station, Harry Wardman built a four-story apartment house and 13 two-story brick Georgian Revival residences in 1919 and 1921 respectively. The Fire Station and the Wardman buildings are the oldest and architectural-ly the most interesting of the commercial structures along Connecticut Avenue in Cleveland Park.

CONDITION: The zoning on Connecticut Avenue between Porter and Macomb Streets is C-2-A, allowing 60-foot heights. Existing buildings tend to be lower than the heights allowed, with commercial structures of from one to three (and an occasional four stories, and three medium-rise apartment buildings. There are single-family homes on the streets immediately behind the shops on the west side of Connecticut, and low-rise apartments behind the shops on the east side.

North of Porter is a R-5-C district, which allows 90-foot heights. There is a block of medium-rise apartments on the west side of Connecticut and a large high-rise complex on the east side. The high-rise (the Broadmore) adjoins parkland rather than homes, and is attractively sited, well back from the street. It could serve as a model for sensitive siting of a high-rise building.

CITIZEN PLANNING: Nearly 90% of survey respondents support the imposition of height limits on new development along Connecticut Avenue. About 40% favor limiting heights to 2-4 stories; 23% favor mid-rise, 5-8 stories, while 23% favor a mixture of heights but relatively few or no high-rise structures. At the land use workshop the prevailing opinion was that 60-foot heights are the absolute maximum acceptable.

ANC-3 has endorsed the following principle: "The Ward should retain its present character...Any new construction should be in conformity with current low and medium levels of existing structures..." [11] The ANC has recommended down-zoning from C-2-A to C-1 for this part of Connecticut.

Topic #29: Connecticut Avenue: Heights and siting of new development/Zoning (Continued)

OBJECTIVE: Limit the heights of development on the west side of Connecticut Avenue between Porter and Macomb Streets in order to minimize the impact on adjacent single-family homes. Preserve the existing three-story buildings, including the 1916 Fire Station, between Ordway and Porter. Ensure sensitive siting of new development along all segments of Connecticut within the plan area.

**RECOMMEN-
DATION:** The C-2-A zoning on Connecticut Avenue between Porter and Macomb Streets should be changed to a new zone which allows the 60-foot heights of C-2-A for the east side, but limits the height to the 40 feet of C-1 on the west side.

Plans for all new buildings on Connecticut Avenue should be reviewed to ensure design and sitings that are sensitive to the needs of adjacent residents and the neighborhood as a whole.

Land Use: Commercial Corridors

Goal #9

Topic #30: Connecticut Avenue: Neighborhood shopping/Zoning

HISTORY: Shops and services for the residents of Cleveland Park first appeared on Connecticut Avenue in the mid 1920s. The MONTEREY PHARMACY at 3532 Connecticut Avenue was the first shop listed in the City Director of 1924. The GREAT A & P TEA COMPANY and PIGGLY WIGGLY GROCERIES appeared along with LORD BALTIMORE FILLING STATION and STANDARD OIL COMPANY SERVICE STATION in 1925. Each succeeding year additional neighborhood shops opened. Kathryn Gass, HAIRDRESSER, Louis Boeckstyns, CONFECTIONER, AMERICAN BEEF COMPANY, and SANITARY GROCERY COMPANY were in business by 1926. PALACE LAUNDRY, Arthur D. Joll, STATIONER, Leo Kohler, BATTERIES, Vincent Marvaso, TAILOR, CASH AND CARRY CLEANERS and the SHADE FACTORY were active by 1928. In 1931, neighborhood recreation was introduced with MADAME QUEEN PUTTING GREEN MINIATURE GOLF in addition to the WOODLEY FLOWER SHOP, Isabel Tavener, GIFTS, and the WASHINGTON MECHANICS SAVINGS BANK.

CONDITION: The C-2-A zoning on Connecticut Avenue between Porter and Macomb Streets is "designed to provide facilities for both shopping and business needs for large segments of the city outside the central core." Permitted uses include: car wash, bowling alley, masseur, broadcasting studio and antenna tower, car and truck sales, department store, and drive-in type restaurant.

Existing uses, as they have been historically, are predominantly neighborhood service and retail. They include: 15 specialty shops (among them florist, clothing, import, liquor, stamp, toy, jewelry, sports, and appliance); 11 services (among them interior design, framing and tax); 7 beauty salons/barbers; 7 dry cleaners; 6 repair shops (furniture, fine arts, golf, tailor, electric, TV); one drug store and one gas station. Some of the shops and the proprietors have served Cleveland Park residents since the early days, such as the Woodley Flower Shop, founded by the father of the present owner Mr. Lyman W. Keefe.

CITIZEN PLANNING: The survey confirmed the neighborhood orientation of the existing shops; 99% of the respondents found their day-to-day shopping needs available on the stretches of Connecticut or Wisconsin Avenues within the plan area.

If there were to be new development, commercial uses favored by respondents include specialty stores, groceries, and bakeries (about 65% favored), and services such as beauty shop, dry cleaners, drug stores and hardware (60% favored). Hardware was listed by a large number of residents as a particular need. Survey respondents opposed many of the uses

Topic #30: Connecticut Avenue: Neighborhood shopping/Zoning (Continued)

permitted in C-2 zones, such as commercial shopping malls and retail department stores (opposed by nearly 50%), consumer durables such as furniture and appliances, or commercial entertainment such as movies and bowling (about 45% opposed). Workshop participants agreed that commercial uses should be restricted to those with neighborhood orientation.

ANC-3 has recommended down-zoning from C-2-A to C-1 "in the absence of alternatives under the existing zoning law to increase height provisions for residential and commercial uses while limiting allowable uses to those permitted under C-1."

OBJECTIVE: Retain neighborhood shopping facilities within any new commercial structures, and discourage area-wide commercial and entertainment facilities.

RECOMMENDATION: The C-2-A zoning on Connecticut Avenue between Porter and Macomb Streets should be changed to a new zone which incorporates the commercial uses of C-1, with limits on the number of bars and restaurants.

Land Use: Commercial Corridors

Goal #9

Topic #31: Connecticut Avenue: Apartments and Shops vs. Office use/Zoning

HISTORY: Apartment houses appeared on Connecticut Avenue before the shops. Building permits indicate that Harry Wardman constructed the first apartment residences in 1919 and 1921 in the area just south of the Fire Station. In 1923, the Monterey Apartments appeared followed in 1924 by Klinge Mansions and Tilden Hall. Subsequent directories list additional apartment houses, showing development on both sides of Connecticut. The earliest shop, the Monterey Pharmacy, was housed in the Monterey Apartment building, and some of the other apartment buildings were designed to include shops on the first floor such as Budd's Confectioners at 3301 Connecticut.

CONDITION: Today, the apartments built next to the Fire Station have been converted to shops, with an occasional residence above. There are apartments behind the shops on the east side, and apartment structures on three Connecticut Avenue corners, as well as north of Porter Street.

The C-2-A zoning between Porter and Macomb Streets on Connecticut Avenue is "designed to provide facilities for both shopping and business needs for large segments of the city outside the central core." Offices, as with other C-1 uses, are permitted under C-2, but there are at present no office buildings on this segment of Connecticut.

CITIZEN PLANNING: Over half of the survey respondents opposed the construction of general office space in the area. Offices are seen as adding day-time only workers into the neighborhood, generating additional rush-hour traffic and leaving dark, empty buildings and parking lots which add to the potential for crime at night. A mixture of offices/commercial/and residential development found favor with 55% of the respondents for the Porter Street Metro stop. The land use workshop recommended mixed-use residential and shops plus 10% professional office use between Ordway and Porter on Connecticut Avenue, and mixed-use apartments and shops without a floor of offices for the remaining section between Ordway and Porter.

ANC-3 has endorsed the following principles:

"To the extent that any commercial expansion at Metro Stations...is justified, it must be rigorously controlled so as in no way to impinge upon or damage the character of surrounding neighborhoods."

Topic #31: Connecticut Avenue: Apartments and Shops vs. Office use/Zoning (Continued)

"The Ward should retain its present character...Any new construction should...be suitable for neighborhood services or multi-unit housing, separately or in mixed use." [11]

OBJECTIVE: To the extent that new densities are justified on Connecticut Avenue near the Metro stop, construct facilities that are predominantly neighborhood-oriented residential/commercial rather than office buildings designed for an uptown employment center.

**RECOMMEN-
DATION:** The C-2-A zoning on Connecticut Avenue between Porter and Macomb Streets should be changed to a new zone which permits residential uses in the upper stories, a floor of professional office use, and C-1 commercial uses on the ground floor.

TRANSPORTATION

Cleveland Park residents are increasingly bothered by the high volumes of traffic and the excessive speeds of vehicles driving through the neighborhood. They are concerned that redevelopment on the commercial corridors, especially associated with the new Metro stop, may aggravate existing traffic and parking conditions unless means are developed to make Metro a positive rather than a negative force on the neighborhood by reducing automobile use and the resulting air pollution.

- Goal #10: Reduce the volume of traffic in the neighborhood.
- Goal #11: Return Reno Road/34th Street to a neighborhood collector street rather than the commuter speedway it has become.
- Goal #12: Restore the safety of the neighborhood, especially for children, by better managing automobile speeds and volume.
- Goal #13: Ensure that the opening of the Porter Street Metro stop has a positive impact on the neighborhood, and make neighborhood facilities more accessible to residents through improved public transportation.
- Goal #14: Control parking by patrons of the commercial corridors in order to preserve the residential character of the core.

Transportation

Goal #10

Topic #32: Commuter jog/"No left turn" signs

HISTORY: The Washington Turnpike Company was authorized by Congress to build the road from Frederick, Maryland to Georgetown in 1819. Wisconsin Avenue, as it is known today, has the only road from colonial times connecting the Maryland farming communities with the Port of Georgetown and the new Federal City. With the appearance of Connecticut Avenue in the early 1890s, a second arterial linked the new Maryland suburb of Chevy Chase with the downtown area.

CONDITION: Today, Connecticut and Wisconsin Avenues each carry about 35,000 cars over a 24-hour period. When traffic backs up on these major arteries during rush hours, cars cut down residential side streets and jog through the neighborhood in the direction of downtown during the a.m. rush and the suburbs in the p.m. rush. There are between 2,000 and 4,000 cars passing through the intersections of Macomb, Porter, Van Ness and Woodley with Wisconsin or Connecticut at rush hour. During a 24-hour period there are some 8,300 cars on Van Ness, 6,400 on Woodley, 4,000 on Porter and about 3,500 on Macomb Streets. [8]

CITIZEN PLANNING: Survey respondents considered excessive traffic volumes a major threat to the quality of life in Cleveland Park. About three-fourths said that increased traffic on their street or in their general area would make them seriously consider moving out of the area. Written comments pinpointed hazardous or annoying traffic conditions on many streets in the neighborhood. Nearly 60% were bothered by excessive traffic noise in their immediate area.

An entire session of the workshops was devoted to traffic. With the aid of large maps illustrating existing commuter routes, traffic volumes, traffic controls and the location of specific complaints from the questionnaire, participants discussed alternative solutions to the traffic problem.

OBJECTIVE: Eliminate the "commuter jog" through the neighborhood.

RECOMMENDATION: The D.C. Department of Transportation should install signs prohibiting left turns except for taxis and buses from Wisconsin Avenue onto side streets during the a.m. rush and from Connecticut Avenue onto side streets during the p.m. rush.

Transportation

Goal #10

Topic #33: Traffic-generated Air and Noise Pollution: Developer's responsibility

HISTORY: "For a summer residence, for those whose business obliges them to remain near town, the park is a cool and pleasant resort. The breeze from the hills makes life one grand, sweet song, and the music of the birds stirs the soul...There is every blessing of fresh country air..." [1]

"In those days (1890s) this section was sparsely settled. In fact, it was so quiet that when my father drove from his office...and came across Calvert Street Bridge, then a wooden bridge...I could recognize the sounds of the horses that he drove." (Robert V. Fleming, who spent his summers at Oak View, across Newark Street from Rosedale). [7]

CONDITION: Today, air pollution from automobile emissions has degraded the "fresh country air" and the uninterrupted rumbling of trucks and cars on Wisconsin and Connecticut Avenues has replaced the sporadic and pleasant sound of horses' hoofs. Construction of additional businesses up and down these major thoroughfares would add more vehicles carrying employees and customers, more large trucks delivering goods, and continued lines at rush hour of idling cars spewing exhaust into the air.

CITIZEN PLANNING: About 70% of the residents responding to the survey said they were affected by air and by noise pollution. Eighty percent said air and noise pollution would cause them seriously to consider moving out of the area.

ANC-3 has endorsed the following principles:

"However plausible the case for additional individual commercial or institutional enterprises along major arteries...the totality of all such development must not be of a scope likely to create traffic overloads along those arterials or on nearby residential streets. Drastic restrictions are fully justified to prevent...development which could result in traffic overloads."

"Good land use in the Ward, and particularly on commercial corridors, should be of a sort that provides reasonable opportunities to limit and ultimately reduce air and noise pollution." [11]

Topic #33: Traffic-generated Air and Noise Pollution: Developer's responsibility

OBJECTIVE: Limit and ultimately reduce air and noise pollution originating in the plan area by controlling the amount of traffic-generating development along Connecticut and Wisconsin Avenues.

RECOMMEN-
DATION: "With respect to analyzing the impact of proposed future development in any area...the burden of determining the impact should be properly placed on the proposed developers as part of the price of securing permission for such development." (stated in a letter from the Chief of the Bureau of Air and Water Quality, John V. Brink, July 22, 1977 and adopted by ANC-3). [11]

Transportation

Goal #11

Topic #34: Reno Road: Traffic volume/Experimental barriers

HISTORY: Reno Road was originally a tree-lined residential street. As the neighborhood continued to develop until about 1930, homes were constructed along Reno just as on other residential side streets. Unlike Connecticut or Wisconsin Avenues, no trolleys or buses plied the road, since it was not designed as a through street. It was not until after World War II that 34th Street was cut through to Massachusetts Avenue.

CONDITION: Reno Road/34th Street, designed as a neighborhood collector street, currently carries nearly 20,000 cars over a 24-hour period. During rush hour, some 2,500 cars travel through the intersections of Reno Road with Van Ness and Tilden - a figure that does not differ substantially from rush hour volumes at major intersections on Wisconsin, Connecticut and Massachusetts. During rush hour there are two lanes of traffic designed for the rush-hour direction. [8]

CITIZEN PLANNING: Write-in complaints on the questionnaire emphasized that Reno Road/34th Street is a great source of concern for many Cleveland Park residents in all aspects of traffic. At the traffic workshop in fall 1977, Reno Road/34th Street was the focus of discussion. After exploring alternatives, there was a unanimous vote of workshop participants for an experimental closing of the road, in order to develop a means of reducing traffic on residential streets.

ANC-3 has endorsed the following principle:

"Preparation of the local Land Use Element of the Comprehensive Plan contemplates completion of the Metro Rail System and of a complementary bus system. In this context, residential streets that have been diverted to secondary arterial use to compensate for lack of adequate public transportation (e.g., Reno Road) should be, to the greatest extent possible, reconverted to non-arterial use."

OBJECTIVE: In order to develop a pattern that balances the benefits of reducing commuter traffic volumes with the increased inconvenience to residents, test the traffic flow pattern that results when Reno Road/34th Street is unavailable to through traffic.

RECOMMENDATION: In fall 1978, an experimental closing should be tried as follows: Place barriers on Reno Road at Tilden Street sending morning commuter traffic onto Tilden and thence onto Connecticut or Rock Creek Parkway. Place barriers in the evening on 34th Street at Massachusetts and on Cleveland Avenue at Garfield Street so that traffic continues on Garfield to Massachusetts.

Transportation

Goals #11 and 12

Topic #35: Reno Road: Traffic speed: Four-way stop signs

HISTORY: In the late 19th and early 20th centuries, children were able to walk to school in safety, enjoying sights along the way as described in this memory from 1885 of Grace Dunlop Peter:

"I was eight years old. As I walked to school from my home...I would see a light buggy drawn by a horse and in it a great, big man with a dark mustache and beside him a lovely young lady. They were the President of the United States, Grover Cleveland, and his bride, Frances Folsom." [7]

CONDITION: Today, the John Eaton School at 34th Street and Lowell draws some 450 children from both sides of 34th Street for its 9 a.m. opening, and discharges that number at 3 p.m. The opening and closing times fall into two of the three Peak Accident Periods identified by the Police Traffic Analysis Report. The largest number of accidents city-wide occur during the p.m. rush hour (Peak Accident Period: 3.01 - 6.59), just as children are walking or bicycling home or to the playground. At present there is a traffic light at Macomb but not at Lowell Street. [9]

CITIZEN PLANNING: Speeding traffic along Reno Road/34th Street was a frequent complaint on the questionnaire, with particular concern expressed for the hazard to school children. The largest number of complaints about dangerous intersections that children have to cross on their way to school were the 34th Street crossings.

The traffic workshop focused on Reno Road/34th Street. Suggestions for controlling the speed of traffic and improving the safety for school children included introducing stop signs at key crossings. During discussion, the Department of Transportation policy was presented: that stop signs are used only to control vehicle entry to an intersection, not to regulate speeds for the safety of pedestrians.

OBJECTIVE: Reduce the speed on Reno Road/34th Street to make it safer for children to walk and bicycle to school and to after-school activities.

RECOMMENDATION: Four-way stop signs should be installed at all intersections along Reno Road/34th Street where traffic controls are now lacking. Revise the DOT policy regarding stop signs so that they can be used as a method of controlling traffic speeds for the benefit of pedestrians.

Transportation

Goal #12

Topic #36: Traffic speeds in entire neighborhood: Four-way stop signs

HISTORY: Many of today's through streets did not exist in the first decade of this century when Cleveland Park was developing. Mrs. Philip S. Smith remembers from 1906: "Newark Street was not a through-way from Connecticut Avenue to Wisconsin Avenue. At the top of the first rise on Newark Street one had to turn right to Highland Place, thence left to 33rd Place and then right to regain Newark Street. One could walk over the gully on a wooden foot bridge to a rough unpaved road as far as 33rd Place, where Newark Street again began ...There was talk of building a stone bridge over the gully, but a couple of years later the gully was filled in and a through street established."

CONDITION: The sloping terrain and absence of traffic restraints on many side streets between Wisconsin and 34th and 34th and Connecticut encourage vehicles to speed down the hill. Such speeding vehicles pose a particular threat to the children throughout the neighborhood, such as the young child struck and badly injured at Macomb and Ross Place. Some of the private schools have had to hire their own crossing guards to guarantee the safety of their pupils.

Over half of the traffic fatalities in the District of Columbia in 1976 were pedestrians. Of these, about a third involved juveniles from the ages of 6 months to 17 years. Elementary school-age children, ages 5-11, accounted for two-thirds of the fatal pedestrian accidents in the juvenile age group and the largest number of injuries. [9]

CITIZEN PLANNING: About three-fourths of those responding to the survey felt speeding traffic was a problem in their area and that there were inadequate controls. Some 70% noted unsafe pedestrian crossings. Intersections listed as hazardous for children on their way to school included all 34th Street crossings, especially at Newark, 36th and Newark, and intersections on Woodley, Porter, Connecticut and Wisconsin. A variety of solutions to speeding traffic were discussed at the traffic workshops, including the installation of additional stop signs at critical crossings.

OBJECTIVE: Reduce the speed and volume of vehicles in the core residential area so that children can walk or bicycle to school in safety. By better public planning, remove the necessity for schools to hire crossing guards.

RECOMMENDATION: Four-way stop signs should be installed at key intersections throughout the neighborhood.

Transportation

Goal #12

Topic #37: School drop-off system: Experimental patterns

HISTORY: In the 1890s and 1900s, Cleveland Park children took the Connecticut and Wisconsin Avenue trolleys to schools in the city, in Georgetown or in Tenley town. With the opening of the John Eaton School in 1911, neighborhood children could walk to school.

CONDITION: There are 12 public and private schools in the plan area. Many of the neighborhood children, especially those at John Eaton and the Hearst school still walk to school, but the majority of the 2,500 students are driven from all over the metropolitan area.

The larger schools are all on the periphery of the plan area and could be reached without cars having to cut through the neighborhood. Sidwell Friends has devised a plan whereby drivers approach from Wisconsin, turn east onto Upton, south onto 37th Street for a non-driver's side drop-off at the Middle School entrance, then continue on 37th to turn west onto Quebec and back onto Wisconsin.

CITIZEN PLANNING: In the 1973 survey, 85% of the respondents favored an arrangement whereby the schools in the area would work with local residents on planning efforts. In the 1977 Cleveland Park-Woodley Park Neighborhood Commission survey, nearly 60% favored making Lowell Street one-way in front of John Eaton School. A school/parent/neighborhood committee developed a proposal for John Eaton, presented below.

OBJECTIVE: Devise a controlled system for dropping off children at schools in the neighborhood. The system should minimize the number of cars driving through the neighborhood, and ensure the safety of both the children emerging from vehicles and those walking to school.

RECOMMENDATION: In order to ensure that cars remain on the periphery, representatives of the school administrations, parents, and neighborhood could develop trial traffic patterns. Sample patterns:

John Eaton School: from 34th Street, barriers directing traffic east on Macomb, south on 33rd Place, west on Lowell and out, on 34th Street.

National Cathedral School: From Wisconsin, east on Lowell, south on 36th, west on Woodley back to Wisconsin.

Topic #37: School drop-off system: Experimental patterns

Beauvoir School: Make entrance one way, reverse flow at circle and connect with Cathedral road to eliminate bottleneck at Woodley.

Similar patterns could be developed for St. Alban's and the Washington International Schools.

Transportation

Goal #12

Topic #38: Recreational Bikeway: Expanded system

HISTORY: Recreation in the 1890s and early 20th century consisted of walking, picnicking, swimming at Pierce Mill, kite flying or playing baseball on open fields. Tennis was a rather new game played on lawn courts. Bicycles, following improvements in their design in 1885, became increasingly popular.

More deliberately planned recreation began in the neighborhood with the opening of the Cleveland Park Club in 1922. By 1937, the Macomb Street Playground had made its appearance on the real estate maps, greatly improved in 1954 by the energies of neighborhood mothers. Recreation centers also developed along with local public schools. John Eaton School, built in 1911, had had two additions and is now planning a third which will include recreation facilities for neighborhood use. The Phoebe Appertton Hearst Elementary School, built in 1932 and named for William Randolph Hearst's mother, adjoins the Hearst Center. There the D.C. Department of Recreation uses a stone cottage built by the Nourse family in about 1870 as headquarters for its active program.

CONDITION: The Hearst Center and sports field in the north western portion of the neighborhood, and the John Eaton School Macomb Street playground and Cleveland Park Club in the center are focal points for children's recreation. The city has installed "Bikeway" signs along 37th/36th Streets and on Woodley which could form the basis for an expanded network linking the recreation areas. But the speed and volume of traffic on Reno Road/34th Street, as well as on side streets, are dangerous barriers to children trying to walk or bicycle between these sites.

CITIZEN PLANNING: The 1973 survey had a question on the desirability of a bicycle system and of a pedestrian path system. Two-thirds favored a bicycle system and one-third favored an interrelated pedestrian path and sidewalk system where they did not exist.

ANC-3 has endorsed the following principle: "A land use plan for Ward III that professed to be 'comprehensive' and truly professional cannot ignore public amenities such as parks libraries, bikeways, pedestrian walkways...simply because no money is currently available The Comprehensive Plan must represent the ideal in planning..." [11]

OBJECTIVE: Link the schools, recreation areas and open spaces in the neighborhood with one another to provide for safe, convenient, car-free access by children.

RECOMMENDATION: The creation of an expanded bikeway system through signs and/or other designation should be coupled with efforts to reduce the speed and volume of traffic throughout the neighborhood and especially on Reno Road/34th Street.

Transportation

Goal #13

Topic #39: Non-polluting link to Metro: Commuter Bikeroute and bike storage

HISTORY: "The Park has an elevation of 300 feet above the White House, and 360 feet above the sea. It is stated by the Weather Bureau that the ridge on which the Tenleytown Road runs, through Cleveland Park, makes it one of the most healthful regions in the District." [1]

"Miss Flora Brown remembers the first auto in 1896. It was an 'open Ford', and it got stuck on Wisconsin Avenue and would not go. The neighbors came to see it. Few residents had autos in those days. People either walked or took public transportation." [2]

CONDITION: Air pollution today, resulting from the large numbers of automobiles commuting into the city, endangers the health and well-being of residents. It is particularly acute during the summer months; in a recent summer the air pollution count at the Connecticut and Macomb monitoring station was the highest in the city. The opening of the Metro will provide an opportunity to reduce air pollution if it can be made convenient for people to get to the stop without driving their cars.

CITIZEN
PLANNING: About 70% of the 1977 survey respondents who are employed or in school said they work or study somewhere in the District. About 45% of these drive to their place of employment or study, 30% use public transit and 12% walk or bicycle. The fact that over 80% said the convenience of public transportation was an important factor in their decision to move into their present home and 80% said increased air pollution would make them seriously consider moving out of the area suggests that more residents may be willing to leave their automobiles at home.

In the 1973 survey, half the respondents said they would use Metro to commute to their job and two-thirds said they would use it to go downtown for shopping or entertainment. Nineteen-tenths said they would either walk or bicycle to the stop. Over two-thirds favored a bicycle system including bike storage at Metro stations and stores in the vicinity in order to lessen reliance on the automobile.

OBJECTIVE: Reduce automobile use and encourage non-polluting transport to the Metro stop, by making it safe and convenient for residents to use bicycles. Consider bicycling an alternative mode of transportation rather than merely a recreational pursuit.

RECOMMEN-
DATION: A safe bicycle route should be designated linking the neighborhood with the Metro stop and secure bicycle storage should be provided at Metro stops.

Transportation

Goal #13

Topic #40: Transport link to Metro and shops: Mini-bus for the elderly

- HISTORY: "The trolleys were utilized not only by the men who worked in the city, but also by women going downtown to shop. Except for groceries, almost everything was bought downtown, usually between 10th and 15th on F Street, and going shopping was a weekly outing for many otherwise home-bound women. Grocery shopping could be done at any of a number of shops on Connecticut Avenue, or you could have it delivered." [6]
- CONDITION: There were 1,700 people 65 and over in the plan area in 1970. There were about 1,600 people with no auto available, though how many of these are elderly is not easily ascertained.
- CITIZEN PLANNING: The suggestion was made on the survey for a mini-bus to loop through the community, linking older people with shopping and other facilities - as on upper Connecticut Avenue. Forty percent of the respondents said they would find useful the provision of local bus routes through the neighborhood linking up with Metro stops at Porter Street, Tenley Circle and Van Ness Center.
- OBJECTIVE: Meet the varied needs of the elderly for sociability, service and support of all kinds.
- RECOMMENDATION: A mini-bus should be provided linking the apartments on the main corridors and points on major cross streets with shopping, schools, churches and synagogues, and other community facilities such as the public library.
- The mini-bus could be used during school arrival and departure hours to shuttle school children to area secondary schools from the Metro. (See #12)

Transportation

Goal #13

Topic #41: Transport link to Metro and shops: Improved bus system

- HISTORY:** Mrs. Philip Sidney Smith recorded her reminiscences of public transportation in the early 1900s: "Trolley cars ran on Connecticut Avenue and Wisconsin Avenue, but no public transportation was available for the connecting mile." [7] The Connecticut Avenue trolley line opened in 1892; bus service was introduced in 1922 with the first express lines opening in 1925. Streetcar service continued on Connecticut Avenue until 1935 and on Wisconsin Avenue until the 1960s.
- CONDITION:** When the Metro opens in 1980 or 1982, it is intended to replace the north-south commuter buses on Connecticut Avenue. The present bus system would not link the neighborhood with Metro. There are at present two cross-town, east-west bus routes: the 98 and 96, running on Cleveland Avenue and Woodley Road and the H-6/H-2, running on Porter Street and Reno Road.
- CITIZEN PLANNING:** Some 30% of those survey respondents who are employed or in school ride the bus to work. At least 40% of the total survey respondents favored the idea of providing local bus routes through the neighborhood to link up with the Metro stops at Porter Street, Van Ness Center and Tenley Circle.
- OBJECTIVE:** Provide a convenient and reliable bus system with frequent service to get people from the neighborhood to the Metro stops and to shops along Wisconsin and Connecticut Avenues.
- RECOMMENDATION:** As an alternative to introducing mini-buses, existing bus and bus streets could be used as follows: combine the Woodley Park/Cleveland Park buses 98/96 and H-6/H-2 together into one bus route serving the combined areas. The new route would use the existing bus streets. In the morning the zig-zag route would carry residents to the Metro stops just below them; in the afternoon and evening the pattern would reverse. Although the route pattern is zig-zag, the total running time would be short so that a uniform, frequent scheduling of buses could be maintained in contrast to the present long routes with irritating schedules.

Transportation

Goals #13 and 14

Topic #42: Metro parking: Residential stickers

HISTORY: "Distance today is minimized by the improved methods of street car transportation, which have worked a revolution in city life and done more to make possible the modern suburb and to popularize the suburban idea than all other forces combined."

"Nor is Cleveland Park remote in point of distance or time. As compared with the suburban portions of our other great cities it will be found relatively nearer and more easy of access than the greater number of these. One car fare makes a residence here no more expensive than in the older and less desirable parts of the National Capital." [1]

The Rock Creek Railroad began trolley service connecting the city center with Chevy Chase Lake, Maryland via Connecticut Avenue on September 16, 1892. The opening of the streetcar line gave impetus to the development planned and promoted by the Cleveland Park Company since it was possible for lawyers and government employees to commute relatively quickly and easily to their downtown offices yet live in country-like surroundings.

CONDITION: The opening of the Metro stop at Porter Street in 1980 or 1982 may have an equally profound influence on today's Cleveland Park. A study of Metro's impact is in process at the Municipal Planning Office, but has not yet been released.

The Metro stop will have no parking provided. Parking is already a problem on the residential streets off Connecticut Avenue as commuters leave their cars and catch the express bus into the city. A spot check of a residential section recently revealed 7 Maryland cars out of 17 parked.

CITIZEN PLANNING: Lack of parking for self and guests and commuter parking on weekdays were cited as problems by nearly half of the respondents to the survey. Nearly three-fourths said that parking difficulties near their home would make them seriously consider moving out of the neighborhood. Over half favored a system of stickers issued to local residents to allow unlimited access for them while limiting others to only a few hours at a time.

OBJECTIVE: Avoid turning the neighborhood into a "park 'n ride" facility to serve Metro.

RECOMMENDATION: All the on-street parking within 2,000 feet of the Metro stop should be restricted to two hours except for cars with residential stickers.

Transportation

Goal #14

Topic #43: Parking at converted offices: Zoning enforcement

HISTORY: The landscaped setting of the typical single-family home built by the Cleveland Park Company was planned to complement the house, and the house to harmonize with the natural landscape:

"Nowhere can be found prettier bits of natural scenery, glens, glades and natural woodland, than in Cleveland Park. In the laying out of the streets, the yards, and in the architecture of the houses, there is a nicety of balance between the natural and the artificial that is most pleasing in its effect, a harmony that is at once restful and satisfying. In no instance has the suburban idea been forgotten, nor is the name 'park' a misnomer, the thought having always been uppermost to preserve its parklike features, while at the same time bringing to it the conveniences of the city." [1]

CONDITION: In transition areas, where commercial zones abut residential zones, and single-family homes are often converted to office use, the destruction of the landscaped setting for the creation of paved parking is the factor most responsible for eroding the residential character.

The parking required for R-1 and R-2 districts is one parking space for each dwelling unit. Parking other than in a garage or carport is to be within a rear or side yard, provided such spaces are at least three feet from any side lot line or any main building.

CITIZEN PLANNING: In the 1973 survey, nearly 90% of the respondents favored preserving existing structures as single-family dwellings, as directed by the present zoning.

ANC-3 has endorsed the following principle: "It should be firmly established as policy in the Land Use Element that commercial uses are not permitted to intrude into existing residential streets and areas; that present non-conforming commercial uses should be ended whenever possible and expansion of such use denied." [11]

OBJECTIVE: Prevent the illegal conversion of single-family residences and the substitution of parking for the park-like setting of Cleveland Park.

RECOMMENDATION: The amount of parking should be limited to that required in residential zones and should not be expanded. The requirement that open parking be in the rear and side yard rather than in the front yard should be strictly enforced except for those cases covered by 'grandfather' clauses.

Transportation

Goal #14

Topic #44: Parking encroachment on vacant lots in residential area: BZA action

HISTORY: "Cleveland Park is not a separate town with a local government. It is within the District limits, and consequently enjoys every advantage which a downtown resident can claim, and in addition, it is as beautiful a spot and as free from the annoyances of the city as if it were in the heart of the Adirondacks." [1]

CONDITION: The Board of Zoning Adjustment has allowed commercial parking on certain lots within or adjoining the residential area. As example is the parking of post office vehicles on an undeveloped parcel, accessible by alley, behind the Connecticut Avenue post office. The lot is used at night by patrons of the Uptown Theatre, disturbing nearby residents with noise and accumulated debris.

A parking lot is a permitted use in R-1 districts, provided that (1) "such use will be located in its entirety within 200 feet of an existing Commercial...District and...shall be contiguous to or separated only by an alley from such Commercial...District," and (2) "such use is reasonably necessary or convenient to the neighborhood and is so located and the facilities...are so designed that they are not likely to become objectionable to nearby property because of noise, traffic or other objectionable condition."

Parking spaces are to be located on the same lot with the structures they are intended to serve. This requirement may be waived by the BZA with certain provisos including the following: "The Board may impose conditions as to screening....fences, the location of entrances and exits or any other requirements it shall deem necessary to protect adjacent or nearby property. It may also impose such other conditions as it shall deem necessary to assure the continued provision and maintenance of such spaces."

CITIZEN PLANNING: There were several complaints made on the survey form about theater parking, especially from residents on Ordway, Newark, Macomb and 29th Streets. The problem of the poorly maintained and noisy night-time parking behind the post office came to the attention of the planners through discussions with local residents. (see #43, Citizen Planning, "ANC-3 has endorsed...)

OBJECTIVE: Control the encroachment of parking into the residential area in order to protect adjacent residents from noise, fumes and litter.

RECOMMENDATION: The Board of Zoning Adjustment should not permit parking on undeveloped lots within or adjoining the residential area. Where permission for such use has already been given, continued parking use should be contingent upon the lot being fenced, locked at night, and screened with landscape.

Transportation

Goal #14

Topic #45: Demolition of residential structures for parking: BZA action

HISTORY: "The Park has been laid out to preserve the beautiful rolling character of the tract, and is greatly admired because of this feature." The Cleveland Park Company (also) took care in siting the houses on the lots, setting up a rhythm of houses and gardens, of solids and voids that created pleasing streetscapes.

CONDITION: Along the edges of the commercial corridors older houses on residential side streets have been torn down to make room for parking lots, destroying the rhythm of the streetscape. Introduction of parking lots into the residential area disturbs residents with the noise of cars and their occupants, particularly at night. This trend is exemplified by the parcel behind the Uptown Theatre where a residential structure was demolished and the empty lot remaining is used for post office parking by day and theatre parking at night.

CITIZEN PLANNING: The character of the neighborhood was cited by 95% of the survey respondents as an important factor in their decision to move into their present home. Several residents complained about theater parking in the survey and workshops.

OBJECTIVE: Control the demolition of residential structures and encourage appropriate in-fill in order to restore the character of the residential neighborhood.

RECOMMENDATION: The Board of Zoning Adjustment should not permit the demolition of residential structures to create parking spaces. Where a building has previously been demolished on a residentially-zoned lot, construction of a compatible new residential structure should be encouraged. Plans for new construction should conform to a timetable for completion.

Transportation

Goal #14

Topic #46: Connecticut Avenue: Existing parking problem/Residential stickers; Bus

HISTORY: When the shops on Connecticut Avenue were built in the 1920s, it was not necessary to set aside space for parking since there were relatively few autos and people were accustomed to walking. By contrast, Giant Food and Murphy's Variety on Wisconsin Avenue were built in the 1950s when Americans had come to rely on the automobile.

CONDITION: Parking for the Connecticut Avenue commercial corridor is inadequate, consisting of a small lot near the Uptown Theater on the west side and a slightly larger lot on the east side serving the Woodley shopping area. There are also scattered spaces off the alleys behind the shops.

CITIZEN PLANNING: The inadequacy of parking space to serve the existing shops along Connecticut is reflected in the fact that twice as many residents, (80%) said they shopped weekly on Wisconsin Avenue where there is a large lot with 200 spaces, behind Giant and Murphy's, as said they shopped on Connecticut Avenue (40%).

Residents are disturbed by parking on residential streets; nearly half of the survey respondents cited lack of parking for self or guests as a consistent problem. Specific write-in complaints were made by residents on Macomb, Newark, Ordway, Sedgewick and 29th Street. Over half of the survey respondents favored a system of residential parking stickers.

OBJECTIVE: Allow customer access to the shops on Connecticut Avenue without destroying the residential character of adjacent side streets through customer parking.

RECOMMENDATION: All the parking on side streets within 2,000 feet of the Connecticut Avenue Metro stop should be restricted to two hours except for cars with residential stickers, freeing spaces for neighborhood residents and shoppers.

The use of bus and/or mini-bus by residents for small shopping and the use of Metrorail by non-neighborhood residents to attend such existing facilities as the theater and the restaurants should be encouraged.

Transportation

Goal #14

Topic #47: Connecticut Avenue: Parking in new development/Contain in Structure

HISTORY: "Historically, parking in Washington has been provided jointly by public agencies and private businessmen. Public efforts have generally been confined to curb parking and fringe parking...The great majority of off-street spaces, on lots and in garages, has been developed by businessmen." [10]

CONDITION: Metro construction on Connecticut Avenue has revealed bed rock at varying depths including as close to the surface as 8 or 10 feet. The blasting necessitated by the presence of rock close to the surface would likely make the provision of underground parking prohibitively expensive. Though it would appear from maps that there is open land to the east of Connecticut that could be converted to surface parking, in fact the open land is either steeply sloping park land or part of the Indian Embassy compound.

CITIZEN PLANNING: Nearly half of the survey respondents said they experienced parking difficulties in their immediate area. Three-fourths said parking difficulties near their home would cause them seriously to consider moving out of this area.

OBJECTIVE: Avoid compounding the existing parking problem on Connecticut Avenue with additional cars generated by new development.

RECOMMENDATION: Future development on Connecticut Avenue should not exceed heights and volumes that would allow all parking to be contained within the structures.

Any future development should be primarily residential in order to keep the turnover of cars during a 24-hour period to a minimum.

SUMMARY OF RECOMMENDATIONS

LAND USE: RESIDENTIAL CORE

Topic

- | | |
|-----------------------------|--|
| 1. Low-density character: | Retain existing zoning for residential core. |
| 2. Single-family character: | Allow single apartment units in owner-occupied houses by sub-classification of zoning code. |
| 3. Exterior alterations: | Elevate Category III Landmark area to Category II Landmark and place on National Register. |
| 4. Rosedale: | Explore acquisition of scenic easement. |
| 5. Mt. Alban: | Form liaison group between institutions, neighborhood and ANC to share in future planning. |
| 6. Mt. Alban: | Design and site future developments on Wisconsin Avenue to avoid obstructing Cathedral views. |
| 7. Highlands: | Continue to function as Sidwell Friends campus. If new construction needed, locate on eastern part of site to retain unobstructed west facade. Consult with CCL and ANC. |
| 8. Twin Oaks: | Designate as Category II Landmark and place on National Register. |
| 9. Tregaron: | Continue use by International School. Consult with CCL and ANC on development plans. |
| 10. Tregaron: | Designate house and ground as Category II Landmark and place on National Register. |

Land Use: Residential Core (Continued)

Topic

11. Tregaron: Maintain accessible, natural open space and minimize further construction. Maintain high design standards in any additions.

LAND USE: COMMUNITY-WIDE FACILITIES

12. Educational complex: Establish liaison between schools, ANC and CCL in order to share land use and transportation concerns.
13. School inventory: Support International School at Tregaron, pre-school in apartment development. Revive McLean Gardens School.
14. Educational uses for churches, Synagogues: Support nursery schools or day-care centers at religious institutions, if needed before BZA.
15. Facilities for elderly: Support efforts by churches and synagogues to extend programs and facilities for senior citizens.
16. John Eaton School: Use expanded John Eaton School in non-school hours as community center for all ages.
17. Library: Extend library hours. Use meeting rooms as information center.
18. Police Station: Increase use for community meetings and information center.
19. Public Amenities: Retain existing street widths in any capital improvements. Protect and maintain trees. Retain/repair/install brick sidewalks.
20. Private Amenities: Provide amenities and facilities in new apartment development that are open to neighborhood residents.

LAND USE: COMMERCIAL CORRIDORS

Topic

21. McLean Gardens: Retain existing garden apartments for use as moderate-income housing, accommodating as many as possible of existing tenants.
22. McLean Gardens: Continue to provide moderate income rental units for the elderly at the McLean Gardens site.
23. McLean Gardens: Retain residential uses of R-5-A zone on undeveloped front portion while adding small percentage of C-1 neighborhood commercial uses. Retain R-5-A heights and densities. If developed as PUD, do not allow office or area-wide shopping.

Consult with CCL, ANC and other citizen groups before taking action on site.
24. Wisconsin; neighborhood shopping: Change zone from C-2-A to C-1 on Wisconsin from Macomb to Idaho to conform to prevailing neighborhood shopping use.
25. Wisconsin; Giant and Murphy's: Under change of zone from C-2-A to C-1 on Wisconsin from Macomb to Idaho, consider Giant and Murphy's non-conforming uses by virtue of high-volume trade. Restrict development to existing height and bulk as long as these uses remain.
26. Wisconsin; hotels: Down-zone existing R-5-C zone on Wisconsin between Macomb and Massachusetts to R-5-B. Revise zoning regulations to exclude hotels from uses permitted in R-5-B zones.
27. Wisconsin; heights/siting: Review plans for all new buildings to ensure design and sitings that are sensitive to the needs of adjacent residents and that retain views of the Cathedral.
28. Wisconsin; north of McLean Gardens: Require 100-foot set-back on new development on Wisconsin between Rodman and Upton.

Land Use: Commercial Corridors (Continued)

Topic

29. Connecticut; heights/siting: Change C-2-A zoning on Connecticut between Porter and Macomb to new zone which allows 60-foot heights of C-2-A on east side but limits height to 40 feet of C-1 on west side.
- Review plans for all new buildings on Connecticut to ensure design and sitings that are sensitive to the needs of adjacent residents and the neighborhood.
30. Connecticut; neighborhood shopping: Change C-2-A zoning on Connecticut between Porter and Macomb to new zone which incorporates commercial uses of C-1, with limits on number of bars and restaurants.
31. Connecticut; apartments, shops: Change C-2-A zoning on Connecticut between Porter and Macomb to new zone which permits residential uses in upper stories, floor of professional offices, C-1 commercial uses on ground floor.

TRANSPORTATION

32. Commuter jog: Install signs prohibiting left turns from Wisconsin onto side streets in a.m. rush and from Connecticut onto side streets during p.m. rush. Buses, taxis excepted.
33. Air/noise pollution: Require developers to determine the impact of proposed development as part of the price of securing permission to build in order to control traffic-generating development.
34. Reno Road traffic volume: Experiment with closing Reno Road/34th Street to through traffic in fall 1978 in order to develop a pattern that balances inconvenience with benefits of reducing commuter traffic.
35. Reno Road traffic speed: Install four-way stop signs at all intersections along Reno Road/34th Street where traffic controls are lacking.

Transportation (Continued)

Topic

- | | |
|--|---|
| 36. Neighborhood traffic speed: | Install four-way stop signs at key intersections throughout the neighborhood where traffic controls are lacking. |
| 37. School drop-off: | Explore traffic pattern to keep school traffic on neighborhood periphery and ensure student safety. |
| 38. Recreational Bikeway: | Expand bikeway system to link schools, recreation areas and open spaces together. |
| 39. Commuter Bikeroute: | Designate a safe bike route linking neighborhood with Metro, and provide secure bicycle storage at Metro stops. |
| 40. Minibus: | Provide a minibus to link apartments, other points, with community facilities and with Metro. |
| 41. Bus system: | Improve existing bus routes to give access to Metro and shops. |
| 42. Metro parking: | Institute a system of residential parking stickers for all on-street parking within 2,000 feet of the Metro stop. |
| 43. Parking at converted offices: | Enforce zoning limitations on parking in residential zones. |
| 44. Parking on vacant lots: | BZA not permit parking on undeveloped lots within/adjoining residential area. Require fencing, locked gates, and screen where permission already given. |
| 45. Demolition to create parking: | BZA not permit demolition of residential structures to create parking. Encourage compatible in-fill where demolition has occurred. |
| 46. Connecticut, parking problem: | Institute a system of residential parking stickers for all on-street parking within 2,000 feet of the Connecticut Avenue Metro stop. |
| 47. Connecticut, parking, new development. | Contain all parking associated with new development within the structure. Build primarily residential structures to minimize car turn-over. |

SELECTED REFERENCES

HISTORY

1. Cleveland Park. Moore and Hill. 1904 (Real Estate Promotional Brochure).
2. Hamilton, Sara White, Louise Mann Madden, Shella Dressner Ruffine, Historic Preservation Study of Cleveland Park Washington, D.C., American University, 1977. (Quote is from Louise Madden section).
3. Joint Committee on Landmarks of the National Capital, Application Form, Historic Landmark: Tregaron; 12-20-77.
4. McNeil, Priscilla, "Pretty Prospect, a Study of a Land Grant," manuscript in preparation, based on paper read before the Columbia Historical Society, March 15, 1977.
5. National Geographic Magazine, March 1915, Vol. XXVII, No. 3. (Address by Ambassador James Bryce to Committee of One Hundred on the Development of Washington, D.C.).
6. Origins and Origins II, Neighborhood Planning Council #2 and #3, 1975-76. (Quote is from Steve Kuttner's section.)
7. Peter, Grace Dunlop and Joyce D. Southwick, Cleveland Park, An Early Residential Neighborhood of the Nation's Capital.

CONDITION, CITIZEN PLANNING

8. District of Columbia, Department of Highways and Traffic, Vehicle and pedestrian counts for selected intersections, 1976, 1977.
9. District of Columbia, Metropolitan Police Department, Traffic Analysis Report, for 1976
10. Vorhees, Alan and Associates, A Survey on Parking, Washington, D.C.
11. Wisconsin Avenue Coordinating Committee, Principles of Land Use in Ward III. Endorsed by WACC and ANCs at community meeting October 14, 1977.

BUDGET REQUEST - PUBLICATION OF WOODLEY PARK PLAN

1. Development of Plan

Woodley Park is that area of ANC-3C lying between (roughly) Calvert Street on the South, Rock Creek on the East, Klinge Valley on the North, and 32d Street on the West. It is home to approximately 7,500 residents, -home-owners, condominium owners and apartment dwellers. It contains a sizeable commercial district, two of Washington's three largest hotel-convention centers, the National Zoo, and several schools, churches and embassies.

Stimulated by a proposed rebuilding of the Sheraton Park Hotel, the designation of the Connecticut Avenue/Woodley Road intersection as the location of a METRO station and city government advocacy of intensive development around METRO stations, the Woodley Park Community Association, in the early 1970's, undertook to develop a long range general plan for accommodating potential development.

After reviewing these preliminary efforts, in 1975 the National Endowment for the Arts provided a grant, to Charles Szoradi, neighborhood planner and architect, resident of Woodley Park, and member of the WPCA Planning and Zoning Committee to develop a neighborhood plan for Woodley Park. Under Mr. Szoradi's leadership, the Woodley Park Community Association conducted extensive surveys of Woodley Park residents, business owners, hotel managers, city officials and other interested persons. Surveys were conducted in Spanish as well as English. The surveys reflected very strong sentiments to retain the many diversities of Woodley Park, e.g., residential/commercial, high income/low income, elderly, young singles, young marrieds, multi-ethnic and racial populations. Based on the survey, several recommendations were developed pertaining to zoning changes, traffic patterns, provision of facilities. These recommendations were reviewed by numerous Woodley Park residents, the D.C. Municipal Planning Office, professional planners and others.

In November, 1976, ANC-3C and WPCA jointly sponsored a Town Meeting at which Mr. Szoradi presented the results of the survey and general recommendations. The large number of attendees overwhelmingly urged WPCA and ANC-3C to seek implementation of these recommendations. Ten specific proposed zoning changes were presented to the Woodley Park Community in November 1977, January and February 1978. Extensive debate led to some modifications with final approval voted at the February meeting of WPCA.

2. Uses of Plan

During the years 1972-1976 the undersigned served as Chairman of the Service Area 8 (i.e., Ward III) delegation to the D.C. Bicentennial Assembly. Asked by the Federal Government to identify, in priority order, neighborhood needs worthy of federal funding, the Ward III delegation strongly urged funding of local neighborhood planning efforts. ANC-3C recently participated in the Wisconsin Avenue Corridor Committee's development of Land Use Plans for Ward III. Unquestionably neighborhood planning has strong citizen support.

The major purpose of local planning is to make city planners more clearly aware of neighborhood characteristics and concerns, at the planning, not developmental stage, as is so often the case. A neighborhood developed plan educates the community from which it springs, with regard to the neighborhood itself and the complexities and dynamic forces involved in governmental planning. To date, only one other neighborhood, Dupont Circle, has advanced a neighborhood plan. Thus, while of particular benefit to Woodley Park, the Woodley Park planning effort has potential to benefit all ANC-3C neighborhoods.

To varying degrees the Woodley Park plan has been already used by the community - in reviewing and commenting upon the development plans of the Sheraton Park Hotel, METRO, and the National Zoo, in providing testimony on specific zoning cases, e.g., proposed expansion on commercial zoning to Woodley Road, designation of Woodley Park as chancery area, and comments on MPO's comprehensive zoning regulations.

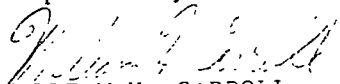
3. Proposed Publication

While individual city planners and other elected and appointed city officials are aware of some of the Woodley Park plan elements, there is no institutional comprehension of the overall scheme. (Similarly, the neighborhood perspective of the plan is one of general support but detailed considerations are limited to "my block.") WPCA recognizes that while neighborhood planning as a concept receives general support from central planners, there is strong pressure to retain planning as a central function "responsive to the needs of all elements, etc." Hence, we believe that all quantity and quality of all the hours and dollars thus far expended must be reflected in a document that will have dramatic and lasting impact. We plan a document of approximately 40 pages, 8½ by 8½, approximately one-half text, one-half pictures. We have obtained printing estimates of \$1,415.00 for the first 1,000 copies, \$825.00 for the second 1,000 copies. We estimate typesetting costs at \$350.00. Drawings, pictures and numerous hours of professional time will be provided free of charge by Mr. Szoradi. The document in both substance and style will be of the highest quality and, thus we believe will be widely sought. Accordingly, we request ANC-3C to provide funds for the preparation and publication of the Woodley Park Plan in the amount of \$2,590.00 to be spent as follows:

Typesetting:	\$350.00
Printing	
1st 1,000	1,415.00
2d 1,000	<u>825.00</u>
	\$2,590.00

We believe this grant will benefit Woodley Park and several incipient planning efforts within ANC-3C.

Respectfully submitted


WILLIAM H. CARROLL

President
Woodley Park Community Association

ST. THOMAS
BUDGET STATEMENT

Introduction. St. Thomas the Apostle, a Catholic parish in the Archdiocese of Washington, D. C., is located in Ward III in Northwest Washington. Current statistics indicate that 25 percent of Ward III residents are over 60 years of age and that 33 percent of ANC 3-C are in the same age category. Approximately 60 percent of 2,000 parishioners of St. Thomas Church are over 60. Many would be considered to be frail elderly, 80+ years of age.

Many efforts have been made by key people in church, government, and in other interested groups to help make services available to the persons in need in the District of Columbia. However, personal opinion and matters of public record indicate that much is lacking. In an attempt to bridge some of the gap in social services in recent years, St. Thomas has encouraged participation of its members and staff.

Statement of in-kind contribution. St. Thomas Catholic Church is financed solely through the donations of its parishioners. Fr. Robert O. McMains, Pastor, and Fr. John V. Connor, as well as other priests who help at St. Thomas, minister to the spiritual and often physical needs of their parishioners. For their services, the priests receive a monthly stipend. The Sisters who work in the school and in the Service Center also receive a stipend, which is supplemented by the Sisters of the Holy Cross, their religious community. Necessarily, the teachers in the school receive a salary which comes from tuition and from other parish funds. The school is a major parish expenditure. It is important to note that the staff of St. Thomas are highly trained professional people.

Parishioner participation is coordinated through the St. Thomas Parish Council, and advisory body to the pastor. Many parishioners, who are professional and/or skilled workers, donate many hours of service each week to help maintain church programs and to minister to the needs of persons in the area, which is not limited to Roman Catholics.

Sr. Rachael Marie, Director of St. Thomas Service Center, has devoted 50+ hours during July 1978 to help plan for the new bus transportation to grocery stores for senior citizens. She will continue to coordinate with the Jewish Council and give the necessary time to administer this program. In addition, Sister Rachael Marie is active in other community organizational efforts and donates at least 15 hours each month. The following breakdown of parish organizations, number of active members and low estimate of hours of service gives an idea of the in-kind contribution of St. Thomas Church:

<u>Organization</u>	<u>Number of Active Members</u>	<u>Individual Member's Service Each Month</u>	<u>Total Hours of Service Each Month</u>
**Visiting Committee to Nursing Homes	10	8 hrs.	80 hrs.
**Visiting Committee in Parish	4	60	240
**Helpers in Apartment Buildings	100	5	500
**Alcoholics Anonymous	3	15	45
**St. Vincent dePaul Soc.	3	20	60
**Service Center	5	20	100
**Luncheon Club	10	8	80
*Sodality	30	4+	120+
*Legion of Mary	6	8	48
*Spanish Activities	40	10	400
*CCD Education	10	12	120
*Church Library	2	12	24
*Leisure Club	8	15	120
/Parish Council	10	2	20
/Coffee Hour	30	4	120
/Secretarial assistance	9	20	180
	1	28	28
/Home and School Assoc.	3	2	6
/School (During school year)	1 (secretarial)	45	45
	1 "	23	23
	5 (playground)	23	115
**Social Service			
*Much Social Service			
/Some Social Service			

Sr. Rachael Marie Burkholder, CSC
MSW from Catholic University in May 1979

August 28, 1978



AUG 28 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)

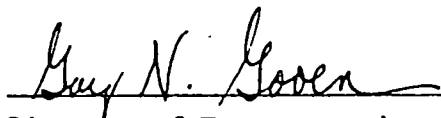
\$13.00 an hour x 3 hours per day x 3 days per week	=	\$117.00
Less approximate donation (from passengers)	=	20.00
Cost per week:		<u>\$ 97.00</u>

\$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

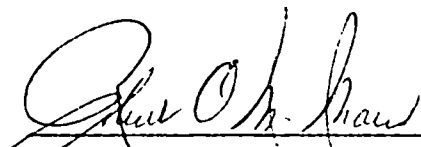
14 July 1978



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 McMain for
St. Thomas the Apostle Catholic Church

AUG 28 1978



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

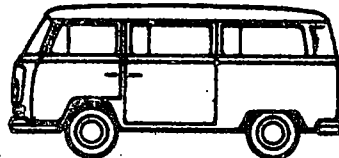
AREA? Van Ness area

** 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.

AUG 28 1978

New Shopping Service - Connecticut Avenue

Bus marked - "Jewish Council for the Aging"

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 in the Van Ness area. A donation of 50¢ round trip is suggested.

For further information, please call:

Mrs. Linda Canfield, Jewish Council for the Aging 881-8782
Sister Rachael Marie, St. Thomas the Apostle 234-1761 or 234-1488

Temporary Schedule for Thursdays

(approximate times)

<u>Northbound</u> <u>*First Trip</u>	<u>Before the intersection on Connecticut Ave.</u>	<u>Northbound</u> <u>** Second Trip</u>
11:00 a. m.	Calvert Street	12:45 p. m.
11:02	Woodley Road	12:47
11:04	Cathedral Avenue	12:49
11:06	Near the Zoo - across the street from High's	12:51
11:08	Devonshire Place and Kennedy Warren during construction	12:53
11:10	Macomb Street	12:55
11:12	Ordway Street	12:57
11:14	Porter Street and Quebec Apartments	12:59
11:16	Rodman Street	1:01
11:18	Sedgewick Street	1:03
11:20	Tilden Street	1:05
11:25	Shopping in Van Ness area	1:10

*Return for the first trip will leave the Van Ness area at 12:20 p. m.

** " " " second " " " " " " " " " " 2:00 "

The bus will generally stop southbound on Connecticut Avenue on the return trip. However, it will stop near 29th St. and Woodley Rd. (on the return trip only).

PROPOSED

AUG 28 1978

BUDGET July 1978-July 1979

File # 100-211
Serial 10168
Page 1

ST. ALBAN'S DAY CARE CENTER, INC. MASS. & WISC. AVE., N. W. WASHINGTON, D. C. 20016		With raise 5%o	
1	Salaries	95,724.00	
2	FICA	5,791.00	
3	IRA	1,942.00	
4	DUCB	1,620.00	
5			
6	Substitutes	3,500.00	
7	Accounting-annual review of books	100.00	
8	Health Insurance	800.00	
9	Office Supplies	400.00	
10	Educational Supplies	1,000.00	
11	Maintenance Supplies	600.00	
12	Paper Supplies	800.00	
13	Equipment	1,000.00	
14	Food	18,000.00	
15	Travel	50.00	
16	Telephone	450.00	
17	Insurance Policies-liability, children's accident, Workman's Comp	1,200.00	
18			
19	Staff Training	75.00	
20	Postage	120.00	
21	Utility cost for church @ 60 mo.	720.00	
22	Maintenance (janitor, dishwasher, exterminator)	4500.00	
23	Misc.	800.00	
24	TOTALS	139,192.00	
25			
26	INCOME FORMULA	With raise	
27	21 full paying @ \$50 week	54,600.00	
28	10 sliding scale average \$30 week	15,600.00	
29	20 D.H.R.	47500.00	
30	W.P.I.	2000.00	
31	Loughran Foundation	7000.00	
32	Food (Dept. of Ag.)	6000.00	
33	Women of St. Alban's	2000.00	
34	Additional Fund Raising by parents and Board	4492.00	
35	TOTAL	139,192.00	

Fence Estimates

AUG 28 1978

approx. 264 feet, 3 gates, 6 extra posts
unpainted picket fence, cedar, 3 1/2 Feet high

1. Potomac Fences Inc. labor and materials \$ 877
2. Heckinger's " " " \$ 878

Children who reside within ANC 3C and are currently enrolled at St. Alban's D.C.C.:

2	-	3700	block	Mass. Ave.
1	-	3200	"	Wisconsin Ave
1	-	3000	"	" "
1	-	2800	"	28 th St.
1	-	2800	"	27 th St.
1	-	2700	"	29 th St.
1	-	3100	"	38 th St.
3	-	2800	"	Conn. Ave.
1	-	3000	"	Redman St.

12 children ANC 3C

50 " total St. Alban's enrollment
3 staff members also reside within ANC 3C

AUG 28 1978

Whereas, St. Alban's Day Care Center is a private, non-profit, non-sectarian child care program, located in ANC 3C (the Sunday School rooms of St. Alban's Episcopal Church) which provides quality early childhood education in our community; and

Whereas, approximately 25% of the children being served by St. Alban's Center reside in ANC 3C and there have been times when as many as 40% of its population were ANC 3C residents; and

Whereas, St Alban's Center states the need for a fixed picket fence (estimated cost - \$900.00) to surround its playground; and

Whereas, such fence would better insure the safety of the children at the center and would improve the appearance of the neighborhood; and

Whereas; ANC 3C has previously stated its commitment to safety and aesthetic endeavors; and

Whereas; ANC 3C has the necessary funds to facilitate the construction of such a fence

THEREFORE BE IT RESOLVED by ANC 3C that \$ 300 , of ANC funds be given to St. Alban's Day Care Center for the purpose of ^{helping, defer costs of} constructing a fixed picket fence around its playground; ~~contingent on the availability of the other \$ needed plus the approval of construction by St. Alban's Parrish and the National Cathedral.~~

WILLIAMS

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

MINUTES

August 28, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:05pm. The roll was taken and the following Commissioners were present: Williams, Coram, Kopff, Rothschild, and Grinnell. Shortly thereafter, Pitts and McGrath arrived. By 8:30, Haugen had also arrived.

Verification of posting notices of the meeting was ascertained from the Commissioners.

Rothschild asked the Chair about whether anything was being done to obtain placards for meeting notices. The Chair thereupon asked Phil Mendelson to assist the Commission on this matter.

- II. Minutes for the last three meetings of the Commission, already distributed to the Commissioners, were considered for adoption as follows:

June 26: item XVII (on page 4) was questioned by Williams. Rothschild explained that the Taxation Committee consisted of Grinnell and Kopff. These minutes were then adopted without change.

July 10: a correction was noted and accepted pertaining to the last line of item number 4 on page 2. It should say "\$400 per quarter" rather than using the figure \$300. With this one correction, these minutes were adopted.

July 24: It was requested that the parenthetical comment on page 3, item VII., reading in part, "even if he continues to own...", be struck. This correction was accepted, and the minutes adopted.

Rothschild remarked that the July 24 minutes were fine, but too long. Grinnell responded by saying the minutes need to cover all points. Kopff noted that the minutes seem to be getting longer every month.

Commissioner Coram, as Recording Secretary, will have to attest to these minutes having been approved, noting the corrections.

- III. Lt. Romanelli reported that he had been asked to let up on the enforcement of the residential parking program for a week or so while problems in the distribution of the stickers are resolved. He can be reached at 282-0050.

- IV. At the request of the Chair, the usual monthly agenda was suspended in order that the Commission could take up the matter of its budget.

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-Phil Mendelson

- A. Grinnell gave the Treasurer's Report. Current balances total \$15,692.92. He said he has received a "weak assurance" from Mr. Leonard that two back payments of \$2510 each "are in the mill."

Kopff explained that in order to obtain impounded funds, the Commission will have to spend over \$12,000 before September 30th.

- B. The Chair and Kopff pointed to two charts on the blackboard in the room. The charts attached to these minutes are similar, except that the figures on the blackboard were preliminary or had not yet been filled in.
- D. Discussion ensued as to the proposal for the Commission to acquire a copier. It was explained that the copier would both reduce the Commission's photocopying costs (in terms of actual expenses as well as travel time) and increase the Commission's funds by helping to release the impounded payments. Rothschild moved to defer any decision on the copier until after consideration of funding requests from various groups. This was accepted by consensus.

- E. The Commission thereupon considered the following requests:

1. Bob Stumberg of the Harrison Institute (Georgetown University Law Center) explained the proposal distributed to the Commissioners several days ago. He emphasized that this could not yet be a binding proposal from the University. Kopff asked if the proposal could be expanded to include other issues such as taxes. Williams commented that to implement this proposal might require frequent Commission approvals that could best be handled by the Chairman because they could not wait for the Commission's once-a-month meetings.

It was agreed that this proposal could assist the Commission on the impoundment issue. Stumberg also said he would be willing to work with other counsel, if it so happened that the Commission had other counsel, on this issue or any other under the proposal. He said that the Institute could not assist the Commission on any matter that involved the D.C. Council's Committee on Finance and Revenue--another client of the Institute.

It was moved that funding in the amount of \$3506 be considered for this project, and that the proposal be amended to incorporate work on the impoundment issue. This amount would be budgeted at \$303 each for fourth quarter '78 categories of permits/licenses and planning/zoning, followed by \$300 for each quarter thereafter, and \$100 per quarter for taxes.

2. Harry Montague presented the CCL "Proposal For Continuing The Community Plan For Cleveland Park," and provided the Commission with one copy of the plan as it has evolved to date. He pointed out that this proposal only provides for staff time to complete the project, and he noted that planning projects such as the Woodley Park Plan cost in the neighborhood of \$10,000. This plan will be widely distributed, and already has been used in an ABC case and the June 27, 1978 WACC/ANC Public Hearing.

Kopff noted the Commission's informal policy that recipients of its monies are not bound to positions that may have been adopted by the Commission. It was then moved that the Commission consider funding in the amount of \$2000 for this project. This amount would be budgeted at \$80 each for the categories of environment, housing, land use, recreation, and transportation.

3. Bill Carroll distributed copies of a budget request for the publication of the Woodley Park Plan. He explained that the Woodley Park Community Association's need for the money was immediate, but that he expected the plan's usefulness to be beneficial for the next ten years. This is not just a land use plan; it touches on all aspects of community existence. A motion was made for consideration of the request, amounting to \$2500, to be budgeted in the amount of \$50 per quarter for each of the 12 categories except taxes and permits/licenses.
4. Transportation service for senior citizens on Connecticut Avenue: Sister Burkholder, Mrs. Ruth Breslow, and Mr. Richard Artis (Director, D.C. Office on Aging) came before the Commission to answer questions with regard to their \$5044 request. Copies of the proposal, budget statement, and schedule were submitted to the Commission at its meeting last month. The thrust of the program is to help the elderly, but the transportation service will take middle age people as well. Artis said his office will expand transportation assistance for programs such as this, but not until 1979. This funding proposal will fill the void between now and then. It was moved that the Commission consider this proposal, in the amount of \$3200. This would be budgeted in the amount of \$400 in the categories of human resources/aging and transportation for each of the quarters in 1979.
5. Ellen Lister Mishkin returned to the Commission (she came in July) to provide further information, as requested, on the proposed fence funding proposal for St. Alban's Day Care Center. She distributed a proposed budget, with information on estimates and enrollment written on the back. A written resolution was also submitted, which was informally amended by the Commission, but was not formally moved. It was moved that \$300 of the ANC's funds be given to St. Alban's Day Care Center for the purpose of helping defer costs of a fixed picket fence around its playground. This would be budgeted under recreation for the fourth quarter of 1978.
6. The long-standing request of the Newark St. Community Garden Association was brought up. The Commission recognized that no representatives of the Garden Association were present, and that the Association had been told to come back to the Commission in September, but the Commission felt it could take some action now.

Questions were raised about the nature of the loan, used by the Garden Association in order to install water, and the accessibility of plots (i.e., membership) to the community. Several figures were discussed by the Commissioners, but the amount of \$300 was finally moved. This would be granted with no strings attached. It was agreed that if more money was desired, the various questions would have to be answered. The amount of \$300 would be budgeted at \$150 each for environment and recreation for the fourth quarter of 1978.

- F. Kopff explained that the budget being developed was accrual. He noted that the Commission, according to its budget, will spend less in the fourth quarter of 1978 than it spends in each of the quarters of 1979-- if each of tonight's proposals are granted as moved and budgeted. But on a cash basis, the Commission is considering expending \$11,806 tonight. Although this will significantly lessen the Commission's balances, it should loosen up impounded funds, enabling further grants in the future.
- G. Lou Rothschild submitted an unwritten proposal in the amount of \$1200 for a shuffleboard program. There was discussion about the need for information on available land, storage facilities, assistance to be provided by the D.C. Dep't of Recreation, etc. Coram pointed out that the Commission had earlier decided not to consider any proposal from the McLean Gardens Residents Association until it was put in writing. Haugen wanted to know what group was approaching the ANC on this request. It was agreed by consensus that this request would be deferred until September 18th.
- H. The matter of the copier was brought back for discussion. Kopff pointed out that the Commission could provide itself with a cushion (unspent funds) and still be able to afford the more expensive model. The amount of \$3850 was moved (\$3620 for the copier, plus \$175 maintenance, plus the balance for miscellaneous supplies).
- I. The Commission then proceeded to review the requests/motions that had been proposed thusfar. It was moved that the Woodley Park Plan request be reduced by \$1000. Every budget category, except taxes and permits/licenses would be reduced by \$20 per quarter. The consensus of the Commission was that if the impounded funds are released, restoration of the cut \$1000 would be considered.
- J. Each of the proposed expenditures, as amended, were considered as a whole. A roll call vote was taken, and the vote unanimous (Arons absent). This final action is shown in the two charts attached to these minutes. The Chair then moved a special vote of thanks for Gary Kopff's assistance. This was approved.
- V. Although the meeting was about to adjourn, the Chair asked for quick consideration of the following matters:
- A. The Commission considered, moved, and approved its sponsorship, along with other ANC's and community groups in the Ward, of the At-Large Candidates Night at Chevy Chase Community Center on Sept. 6th. No costs would be incurred.
- B. The Commission approved a request for the posting of signs in the alley between 28th & 29th Streets and Woodley Road and Cathedral Avenue regarding speeding. There is concern for the children in the area.
- C. It was reported that the owners of Wardman Tower (Sheraton Park Hotel) have indicated to the Task Force that they are willing to accept the recommendation that the structure be retained and that it be nominated for landmark status, provided this would not preclude remodelling for alternative uses, such as condominiums. The Commission gave Williams the liberty to accept this restriction.

August 28, 1978

- P. H.
- D. Two ABC licenses are pending in the ANC area. Both are transfer requests. The Sea Fair request, at 2655 Conn. Ave., was given to ~~Lepp~~ to report back to the Commission at its Sept. 18 meeting. The Commission had no objection to the Sheraton Park (#78) request, and requested Williams handle this.
- E. McGrath presented a letter received from the Committee For Washington. The Commission agreed a response should be drafted; Williams was given the authority to disassociate 3C from the Mayor's conclusions.
- VI. The next meeting of the Commission will be Monday, Sept. 18, 1978.
The meeting adjourned at 11:00pm

Respectfully submitted:


Phil Mendelson

Attested as correct and approved:

Katherine V. Coram
Recording Secretary

ITEM	REQUESTS*	APPROVED
<u>External:</u>		
Georgetown U. Law Center	\$3,006	\$3,506
Community Gardens water	1,000	300
Shopping/Trans. for elderly	5,044	3,200
St. Alban's Day Care fence	900	300
C.C.L. Community Plan	2,000	2,000
Publish Woodley Park Plan	<u>2,500</u>	<u>1,500</u>
TOTAL	14,450	10,806
<u>Internal:</u>		
Office copier	3,850	3,850
Sept. routine expenses	<u>600</u>	<u>-0- **</u>
TOTAL	4,450	3,850
TOTAL external & internal		<u>14,656</u>

*These comprise "known" requests, which in some cases have already received preliminary consideration (and perhaps already amended somewhat) by the Commission.

**For tonight's purposes, it was felt these expenses could be accounted for in other ways, so they were deleted from the final, adopted, action.

Current checking account balance:	138.71	
Current balance in savings:	<u>15,554.21</u>	
TOTAL available current funds:		15,692.92
Less approved expenses:		<u>14,656.00</u>
Balance to be available at end of 4th quarter FY '78:		<u>1,036.92</u>

BUDGET OF EXTERNAL ITEMS

CATEGORY:	<i>POSSIBLY</i> AVAILABLE PER QTR.	4TH QTR. FY '78	1ST QTR. FY '79	2ND QTR. FY '79	3RD QTR. FY '79	4TH QTR. FY '79	TOTAL BUDGETED*
Consumerism	400	30	30	30	30	30	150
Education	400	30	30	30	30	30	150
Environment	400	260	110	110	110	110	700
Housing	400	110	110	110	110	110	550
Human Res./Aging	400	30	430	430	430	430	1,750
Land Use	400	110	110	110	110	110	550
Permits/Licenses	400	303	300	300	300	300	1,503
Planning/Zoning	400	333	330	330	330	330	1,653
Public Safety	400	30	30	30	30	30	150
Recreation	400	560	110	110	110	110	1,000
Taxes	400	100	100	100	100	100	500
Transportation	<u>400</u>	<u>110</u>	<u>510</u>	<u>510</u>	<u>510</u>	<u>510</u>	<u>2,150</u>
TOTAL	\$4,800	\$2,006	\$2,200	\$2,200	\$2,200	\$2,200	\$10,806

*This reflects what has been budgeted to date. Using the "available per quarter" figure of \$400 per category, the totals in this column should not exceed \$2,000 (that's \$400 times 5 quarters).

ANC-3C Minutes

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August 28, 1978

AM

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

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

MINUTES

August 28, 1978

- I. The meeting was called to order by Lindsley Williams, presiding, at 8:05pm. The roll was taken and the following Commissioners were present: Williams, Coram, Kopff, Rothschild, and Grinnell. Shortly thereafter, Pitts and McGrath arrived. By 8:30, Haugen had also arrived.

Verification of posting notices of the meeting was ascertained from the Commissioners.

Rothschild asked the Chair about whether anything was being done to obtain placards for meeting notices. The Chair thereupon asked Phil Mendelson to assist the Commission on this matter.

- II. Minutes for the last three meetings of the Commission, already distributed to the Commissioners, were considered for adoption as follows:

June 26: item XVII (on page 4) was questioned by Williams. Rothschild explained that the Taxation Committee consisted of Grinnell and Kopff. These minutes were then adopted without change.

July 10: a correction was noted and accepted pertaining to the last line of item number 4 on page 2. It should say "\$400 per quarter" rather than using the figure \$300. With this one correction, these minutes were adopted.

July 24: It was requested that the parenthetical comment on page 3, item VII., reading in part, "even if he continues to own...", be struck. This correction was accepted, and the minutes adopted.

Rothschild remarked that the July 24 minutes were fine, but too long. Grinnell responded by saying the minutes need to cover all points. Kopff noted that the minutes seem to be getting longer every month.

Commissioner Coram, as Recording Secretary, will have to attest to these minutes having been approved, noting the corrections.

- III. Lt. Romanelli reported that he had been asked to let up on the enforcement of the residential parking program for a week or so while problems in the distribution of the stickers are resolved. He can be reached at 282-0050.

- IV. At the request of the Chair, the usual monthly agenda was suspended in order that the Commission could take up the matter of its budget.

Single Member District Commissioners, 1978-1979

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

- A. Grinnell gave the Treasurer's Report. Current balances total \$15,692.92. He said he has received a "weak assurance" from Mr. Leonard that two back payments of \$2510 each "are in the mill."

Kopff explained that in order to obtain impounded funds, the Commission will have to spend over \$12,000 before September 30th.

- B. The Chair and Kopff pointed to two charts on the blackboard in the room. The charts attached to these minutes are similar, except that the figures on the blackboard were preliminary or had not yet been filled in.
- D. Discussion ensued as to the proposal for the Commission to acquire a copier. It was explained that the copier would both reduce the Commission's photocopying costs (in terms of actual expenses as well as travel time) and increase the Commission's funds by helping to release the impounded payments. Rothschild moved to defer any decision on the copier until after consideration of funding requests from various groups. This was accepted by consensus.

- E. The Commission thereupon considered the following requests:

1. Bob Stumberg of the Harrison Institute (Georgetown University Law Center) explained the proposal distributed to the Commissioners several days ago. He emphasized that this could not yet be a binding proposal from the University. Kopff asked if the proposal could be expanded to include other issues such as taxes. Williams commented that to implement this proposal might require frequent Commission approvals that could best be handled by the Chairman because they could not wait for the Commission's once-a-month meetings.

It was agreed that this proposal could assist the Commission on the impoundment issue. Stumberg also said he would be willing to work with other counsel, if it so happened that the Commission had other counsel, on this issue or any other under the proposal. He said that the Institute could not assist the Commission on any matter that involved the D.C. Council's Committee on Finance and Revenue--another client of the Institute.

It was moved that funding in the amount of \$3506 be considered for this project, and that the proposal be amended to incorporate work on the impoundment issue. This amount would be budgeted at \$303 each for fourth quarter '78 categories of permits/licenses and planning/zoning, followed by \$300 for each quarter thereafter, and \$100 per quarter for taxes.

2. Harry Montague presented the CCL "Proposal For Continuing The Community Plan For Cleveland Park," and provided the Commission with one copy of the plan as it has evolved to date. He pointed out that this proposal only provides for staff time to complete the project, and he noted that planning projects such as the Woodley Park Plan cost in the neighborhood of \$10,000. This plan will be widely distributed, and already has been used in an ABC case and the June 27, 1978 WACC/ANC Public Hearing.

Kopff noted the Commission's informal policy that recipients of its monies are not bound to positions that may have been adopted by the Commission. It was then moved that the Commission consider funding in the amount of \$2000 for this project. This amount would be budgeted at \$80 each for the categories of environment, housing, land use, recreation, and transportation.

3. Bill Carroll distributed copies of a budget request for the publication of the Woodley Park Plan. He explained that the Woodley Park Community Association's need for the money was immediate, but that he expected the plan's usefulness to be beneficial for the next ten years. This is not just a land use plan; it touches on all aspects of community existence. A motion was made for consideration of the request, amounting to \$2500, to be budgeted in the amount of \$50 per quarter for each of the 12 categories except taxes and permits/licenses.
4. Transportation service for senior citizens on Connecticut Avenue: Sister Burkholder, Mrs. Ruth Breslow, and Mr. Richard Artis (Director, D.C. Office on Aging) came before the Commission to answer questions with regard to their \$5044 request. Copies of the proposal, budget statement, and schedule were submitted to the Commission at its meeting last month. The thrust of the program is to help the elderly, but the transportation service will take middle age people as well. Artis said his office will expand transportation assistance for programs such as this, but not until 1979. This funding proposal will fill the void between now and then. It was moved that the Commission consider this proposal, in the amount of \$3200. This would be budgeted in the amount of \$400 in the categories of human resources/aging and transportation for each of the quarters in 1979.
5. Ellen Lister Mishkin returned to the Commission (she came in July) to provide further information, as requested, on the proposed fence funding proposal for St. Alban's Day Care Center. She distributed a proposed budget, with information on estimates and enrollment written on the back. A written resolution was also submitted, which was informally amended by the Commission, but was not formally moved. It was moved that \$300 of the ANC's funds be given to St. Alban's Day Care Center for the purpose of helping defer costs of a fixed picket fence around its playground. This would be budgeted under recreation for the fourth quarter of 1978.
6. The long-standing request of the Newark St. Community Garden Association was brought up. The Commission recognized that no representatives of the Garden Association were present, and that the Association had been told to come back to the Commission in September, but the Commission felt it could take some action now.

Questions were raised about the nature of the loan, used by the Garden Association in order to install water, and the accessibility of plots (i.e., membership) to the community. Several figures were discussed by the Commissioners, but the amount of \$300 was finally moved. This would be granted with no strings attached. It was agreed that if more money was desired, the various questions would have to be answered. The amount of \$300 would be budgeted at \$150 each for environment and recreation for the fourth quarter of 1978.

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ANC-30 Minutes

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August 28, 1978