



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
McLEAN GARDENS • WOODLEY PARK

*Single Member District Commissioners*

01-Lee Brian Reba \* 02-Gwendolyn Bole \* 03-Jessica Wasserman  
04-Beau Finley \* 05-Emma Hersh \* 06-Angela Bradbery  
07- Maureen Boucher Kinlan \* 08-Malia Brink \* 09-Nancy MacWood

P.O. Box 4966  
Washington, DC 20008  
Website <http://www.anc3c.org>  
Email [all@anc3c.org](mailto:all@anc3c.org)

**Minutes**  
**Advisory Neighborhood Commission 3C**  
**April 18, 2018 Public Meeting**  
**Maret School, 3000 Cathedral Avenue, NW**  
**7:30PM**

**Establishment of Quorum:**

The Chair, Commissioner MacWood, called the meeting to order at 7:40 pm and announced that there was a quorum. Commissioner Brink was absent. Commissioners Reba and Wasserman arrived later.

**Verification of Notice:**

The Administrator confirmed that notice of the meeting had been sent to eight local community listservs, apartment listserv moderators, published in the Northwest Current Newspaper, was on the ANC3C website and Twitter.

**Approval of Agenda:**

Commissioner MacWood moved approval of the amended agenda with the deletion of a Historic Preservation Review Board application (HPA #18-129) for 3415 Porter Street. Motion was approved by voice vote.

**Announcements:** None

**Community Forum:**

1. David Dickinson, Commissioner from ANC3F01 discussed the Hearst Park DGS, DPR & Community meeting on planned pool. The DGS website has a link about the construction. They are still progressing towards a pool, but currently doing an environmental assessment.
2. A constituent inquired about alley improvements and wants to know what it takes to get an alleyway into the green alleyway program.
3. Roz Posley spoke about her experience of being a person of color and a DC native, living in 3C04. She praised wrap around services for the DC Voucher system.

**Consent Calendar:**

Commissioner Finley moved approval of the Consent Calendar. Motion was approved by voice vote for ABRA Renewals for Cleveland Park Liquors, 3423 Connecticut Ave, NW; Burka's Fine Wines & Liquors, 3500 Wisconsin Ave, NW; Weygandt Wines LLC, 3519 Connecticut Ave, NW; Sherry's Wine & Spirits at 2627 Connecticut Ave, NW; and a new ABRA Liquor License for Streets Market at 3427 Connecticut Ave, NW.

**Commission Business:**

**1. *Presentation on the DC Housing Choice Voucher Program and its Implementation in Cleveland Park***

Presenters included: Department of Human Services; DC Housing Authority (Larry Handerman, Chief of Staff, Office of the Director) and Hammere Gebreyes, (Director of Government Affairs and Stakeholder Engagement); DC Office of the Attorney General, Public Advocacy Division (Jane Lewis and Tony Towns); Daro Management Services (Carissa Barry, President); and the DC MPD, Second District (Officer Allen and Sergeant Firehook)

**2. *Consideration of Public Space Application #299180 for a sidewalk enclosure at McDonald's, 2616 Connecticut Avenue, NW.***

Commissioner Bole and Mr. Thomas (representing McDonald's) provided the background information on the resolution. She read and moved a resolution on the application. Commissioner Bole accepted Commissioner MacWood's friendly amendment. Motion was approved by voice vote. See Attachment A.

**3. *Consideration of a Historic Preservation Review Board application (HPA #18-305) for a new rear roof dormer for 3552 Quebec Street, NW***

Commissioner Hersh read and moved a resolution on the application. Motion was approved by voice vote. See Attachment B.

**4. *Consideration of Public Space Application #232883 to close a curb cut on 4000 Wisconsin Ave. NW, relocate a truck entrance on Upton Street and remove street trees.***

Commissioner Bradbery read and moved a resolution on the application. Motion was approved by voice vote. See Attachment C.

**5. *Consideration of Public Space Application #300217 for a streetscape plan of 4000 Wisconsin Ave. NW, including sidewalk paving and installing bike racks, a 19-bike bikeshare station, trees, other landscaping and trash cans. The developer also seeks approval for bay windows and canopies.***

Commissioner Bradbery read and moved a resolution on the application. Motion was approved by voice vote. See Attachment D.

**Other:**

Commissioner Bole gave a website update.

Commissioner Bole moved adoption of the March 19, 2018 minutes. Motion was approved by voice vote.

Treasurer's Report: None

SMD reports:

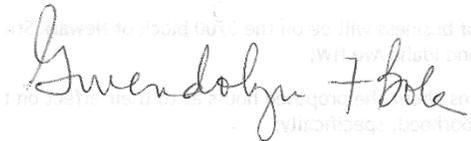
1. Commissioner Reba said DDOT will be monitoring Zoo traffic as the summer begins. The sidewalk project on Connecticut Ave has been completed. He also received a late public space notice for 2607 Connecticut Ave.

2. Commissioner Bole said DDOT has renovated the triangle at the corner of 24th and Connecticut.
3. Commissioner Finley said the CP Mug Club meets tomorrow at 8pm at Nanny O'Brien's.
4. Commissioner Hersh said that DDOT begins work on Monday for Pothole problems on 34th Street between Macomb and Ordway. Locals that work from home are having a lunch meet-up at Nanny O'Brien's on May 2nd at noon.
5. Commissioner Bradbery gave an update on the parking garage at MPD. She is getting complaints from neighbors about police parking improperly.
6. Commissioner Boucher said that "Friday Night in the Heights" is Friday, May 5<sup>th</sup> and the first Friday of each month. There is also an application for a sign at the Sikh temple in public space and they did not give enough time because it came after P&Z.
7. Commissioner MacWood moved that ANC3C authorize Commissioner Bradbery to write a letter to TOPS/Public Space about their late notice and ask how it can be fixed and how the TOPS system does not give great weight. Commissioner MacWood accepted Commissioner Bole's friendly amendment. Motion was approved by voice vote.
8. Commissioner MacWood said DDOT closed the Connecticut Ave sidewalk even though they said they would never close it. The contractor is trying to get it reopened quickly (on Saturday). After the library reopens Macomb Street will be repaved. All street pothole repairs requests entered on 311 have been completed within 3 days (except the alleyway).

**Adjournment:**

Commissioner Boucher moved to adjourn the meeting. Motion was approved by voice vote. Meeting adjourned at 10:05pm

Attested by



Gwendolyn Bole, Secretary, on May 21, 2018

*These minutes were approved by a voice vote on May 21, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Attachment A:**

**ANC3C Resolution 2018-010  
Resolution Regarding Use of Public Space at 2616 Connecticut Av NW  
Public Space Tracking No. 299180**

WHEREAS, there is a construction application for the McDonald's restaurant at 2616 Connecticut Av, NW to renovate a three-sided enclosure over the steps leading down to one restaurant entrance; and

WHEREAS, the enclosure is in public space; and

WHEREAS, the applicant plans to retain the footprint and height of the existing enclosure; and

WHEREAS, the proposed enclosure of all glass would be more attractive than the present aging plexiglass one; and

WHEREAS, the Board of Woodley Park Community Association voted to support continuation of an enclosure; and

WHEREAS, the applicant is presently using public space for three trash receptacles on 24th St NW, behind the restaurant, and

WHEREAS there are three large trash containers and assorted equipment in an oversized enclosure with a fence of metal wrapped in plastic approximately 6 feet high on public space on 24th St NW; and

WHEREAS, the applicant shares the fenced-in containers with the adjoining business, Ace Hardware; and

WHEREAS this fenced-in area occupies significant public space.

THEREFORE, BE IT RESOLVED that, although the DC Building Code provides for railings for unenclosed steps, these are heavily-trafficked, numerous, and steep. They would be dangerous when wet and slick from rain or snow without the enclosure. The present enclosure was presumably constructed to address that issue; and

BE IT RESOLVED that, since the existing enclosure has been there for decades, a replacement should be “grandfathered” in; and

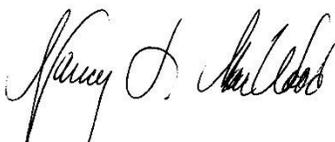
BE IT THEREFORE RESOLVED that ANC3C has no objection for safety reasons to the renovation and improvement of the enclosure over the steps with the same footprint and height;

BE IT THEREFORE RESOLVED that ANC3C has no objection to the construction application for the step enclosure and the canopy replacements with the same height and footprint; and

BE IT FURTHER RESOLVED that ANC3C has concerns about the size of the fenced-in trash area and the number of receptacles and equipment contained therein and urges the Public Space Commission to address it at this level;

BE IT FURTHER RESOLVED that the Chair of ANC3C or the Commission for 3C02 or their designees be authorized to represent the Commission in this matter.

**Attested by**

A handwritten signature in black ink, appearing to read "Nancy S. McLeod". The signature is written in a cursive, flowing style.

Nancy J. MacWood

**Chair, on April 18, 2018**

*This resolution was approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

Attachment B:

### **ANC3C Resolution 2018-011**

#### **Resolution Regarding a Historic Preservation Review Board Application (HPA 18-305) for Concept Level Review for 3552 Quebec Street NW**

WHEREAS, the owners of 3552 Quebec Street NW, a non-contributing structure built in 1960 in the Cleveland Park Historic District, have applied to HPRB for concept level review for a new rear roof dormer and addition of side window; and

WHEREAS, the proposal includes the construction of new window opening on the third-floor level at the east-facing elevation that will match those of the original house; and

WHEREAS, the original house is a semi-detached, brick townhouse with copper detailing in the front and rear; and

WHEREAS, the proposed new rear dormer on the third floor includes a fixed center window with casement windows on either side, and yet to be confirmed dormer cladding material; and

WHEREAS, the proposed new dormer would not be visible from the front of the house but would be visible only from oblique angles on Quebec Street NW; and

WHEREAS, the owners of the adjoining lots and those directly surrounding the back of the property - five in total - have reviewed the proposed plans and stated no opposition to or concern regarding the project;

THEREFORE, BE IT RESOLVED that ANC 3C has no objection to the proposal for the addition of a new rear dormer and third-floor east-facing window;

BE IT FURTHER RESOLVED that ANC 3C encourages the homeowners and architect to work with the HPO staff to identify opportunities to reduce the prominence of the window opening, in deference to the original house, including consideration of divided light windows and materials used for the surface covering (e.g. shingles versus copper);

FINALLY, BE IT RESOLVED that the Chair, Commissioner for ANC3C05, or their designees are authorized to represent the Commission regarding this resolution.

**Attested by**



Nancy J. MacWood

Chair, on April 18, 2018

*This resolution was approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

Attachment C:

**ANC3C Resolution 2018-012**  
**Regarding a Public Space Application by Upton Street Associates, LLC for 4000**  
**Wisconsin Avenue NW**

WHEREAS, Upton Street Associates (the Applicant) is redeveloping 4000 Wisconsin Avenue NW (a parcel of approximately four acres) and has filed a public space application (tracking No. 232883) with the District Department of Transportation;

WHEREAS, the Applicant plans to raze the existing building and replace it with a mixed-use project that will include 34,436 square feet of retail space; 716 residential units (10 percent of which will be affordable housing under the Inclusionary Zoning rules); a 17,327 square-foot health club, an underground parking garage with 883 vehicle spaces; 325 bicycle spaces; and three inner courtyards;

WHEREAS, the Applicant is seeking to eliminate a 25-foot curb cut on Wisconsin Avenue that now provides drop-off access to the site;

WHEREAS, the Applicant is seeking to relocate a truck entrance and loading dock from the east side of an existing vehicle garage entrance on Upton Street to the west side, necessitating closing a 24-foot curb cut and installing a new curb cut of 22 feet in width;

WHEREAS, the Applicant is designing the loading dock so that trucks can turn around within the loading area and will no longer need to back out onto the street after making deliveries;

WHEREAS, the Applicant plans to remove two trees as part of the curb cut work;

WHEREAS, the Applicant is in conversations with the National Park Service about ways the Applicant can improve the entrance to Glover Archbold Park, such as by removing invasive species, relocating trees from the Applicant's property to the park and planting new trees;

THEREFORE, BE IT RESOLVED that the ANC3C:

1. Supports the closing of the 25-foot curb cut on Wisconsin Avenue NW;

2. Supports the closing of a 24-foot curb cut on Upton Street and the installation of a new 22-foot curb cut on Upton Street, which is part of the plan to relocate the existing truck entrance and loading dock from the east side of the parking garage entrance to the west side, with the following conditions:

A) That the Applicant replace each tree that is being removed from the Applicant's property with a new tree to be planted on public space, within the development, or in Glover Archbold Park or other nearby National Park Service land, according to DDOT's Urban Forestry guidelines;

B) That the Applicant continue to work with the National Park Service on potential projects to improve Glover Archbold Park, including trail improvements, invasive species removal and landscape restoration.

FURTHER, BE IT RESOLVED that the Chair and Commissioner for ANC3C06 or their designees are authorized to represent the Commission in this matter.

Attested by



Nancy J. MacWood

Chair, on April 18, 2018

*This resolution was approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

Attachment D:

**ANC3C Resolution 2018-013  
Regarding a Public Space Application by Upton Street Associates, LLC for 4000  
Wisconsin Avenue NW**

WHEREAS, Upton Street Associates (the Applicant) is redeveloping 4000 Wisconsin Avenue NW (a parcel of approximately four acres) and has filed a public space application (tracking No. 300217) with the District Department of Transportation;

WHEREAS, the Applicant plans to raze the existing building and replace it with a mixed-use project that will include 34,436 square feet of retail space; 716 residential units (10 percent of which will be affordable housing under the Inclusionary Zoning rules); a 17,327 square-foot health club, an underground parking garage with 883 vehicle spaces; 325 bicycle spaces; and three inner courtyards;

WHEREAS, the Applicant is seeking to install landscaping and other streetscape elements on Upton Street and Wisconsin Avenue. The project includes the planting of 13 trees and 82 shrubs (not all in public space), six trash receptacles, 34 bike racks for 68 bicycles, a 19-bike bike share station, an increase in tree pit area of 1,192 square feet, curbs and gutters, a walkway parallel to the retail outlets, steps, grading walls, planters and new sidewalks;

WHEREAS, the Applicant also is seeking permission for five bay windows four stories high and six canopies for retailers to project into public space;

WHEREAS, the Applicant's landscaping plans currently call for the removal of 13 trees from both public and private space, including four "special trees" (between 44 and 100 inches in circumference);

WHEREAS, the Applicant is in conversations with the National Park Service about ways the Applicant can improve the entrance to Glover Archbold Park, such as by removing invasive species, relocating trees from the Applicant's property to the park and planting new trees;

THEREFORE, BE IT RESOLVED that the ANC3C:

3. Supports the Applicant's public space application No. 300217 with the following conditions:

A) That the Applicant replace each tree that is removed from the Applicant's property with a new tree to be planted on public space, within the development, or in Glover Archbold Park or other nearby National Park Service land, according to DDOT's Urban Forestry guidelines; and

B) That the Applicant continue to work with the National Park Service on potential projects to improve Glover Archbold Park, including trail improvements, invasive species removal and landscape restoration.

FURTHER, BE IT RESOLVED that the Chair and Commissioner for ANC3C06 or their designees are authorized to represent the Commission in this matter.

**Attested by**



Nancy J. MacWood

**Chair, on April 18, 2018**

*This resolution was approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*