



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS McLEAN GARDENS
WOODLAND-NORMANSTONE • 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

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MINUTES
Advisory Neighborhood Commission 3C
April 17, 2017 Public Meeting
MPD2D Community Room, 3320 Idaho Avenue NW
7:30PM

I. Establishment of Quorum:

The Chair, Commissioner MacWood, called the meeting to order at 7:33pm and announced that there was a quorum. Five of the other nine Commissioners were present. Commissioner Wasserman arrived at 7:48pm. Commissioner Boucher was absent

II. Verification of Notice (List serves: CP, WP, CAH, MG, OG, MAHCA, QH, Ward3DC, and NWC, Twitter, and on the ANC3C website)

The Chair confirmed that notice of the meeting had been sent to local community listservs, noted on Twitter, published in the Northwest Current Newspaper and was on the ANC3C website.

III. Approval of Agenda:

Commissioner MacWood moved to approve the agenda. Motion passed by voice vote.

IV. Announcements:

Commissioner MacWood noted that the Cleveland Park Branch Library will begin hosting story time for preschoolers, 11am-12noon, at the Rosedale Conservancy, throughout the summer, weather permitting. ANC3C was a partner in this initiative. The first gathering will be held on Wednesday April 19.

V. Community Forum: Members of the public are invited to ask questions and raise concerns about issues that are not otherwise on the agenda.

Community member brought up the Embassy Church Child Development Center and their lack of response to the community. Community is concerned about the regulation of the facility and the status between DCRA and this entity.

VI. Consent Calendar:

1. *Resolution regarding HPA 17-301, for a roof addition of 2 front dormers at 3017 Rodman Street. (SMD05).*

Commissioner MacWood introduced the issue. Commissioner Hersh read and moved a resolution on this matter. Motion was approved by voice vote.

ANC 3C Resolution No. 20176-008
ANC 3C Resolution Regarding HPRB Application (HPA 17-301) for
Concept/Rear Addition and Front Dormer at 3017 Rodman Street, NW

WHEREAS the owners of a residence at 3017 Rodman Street, NW, a contributing house within the Cleveland Park Historic District (HD), have filed for conceptual review at the DC Historic Preservation Review Board (HPRB);

AND WHEREAS, the existing property is a two-story frame on a brick basement and crawl single-family home;

AND WHEREAS, the application is to expand an existing shed dormer to the front and add an additional shed dormer to the rear;

AND WHEREAS, the proposed design retains the original dormer and the expansion of it to each side is secondary to and distinguishable from the existing dormer;

AND WHEREAS, the dormer is appropriate and compatible for the building in terms of size, materials, and architectural character;

AND WHEREAS, all exterior materials will match existing materials;

AND WHEREAS, the proposed rear addition will change neither the current footprint nor roofline;

AND WHEREAS, the owners of the adjacent and opposite properties have viewed plans and are in support of the project:

BE IT RESOLVED that ANC 3C has no objection to the proposed concept; and

BE IT FURTHER RESOLVED that the Chair, the 3C05 Commissioner, and/or their designee(s) are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a voice vote, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

VII. Commission Business:

1. Presentation by WMATA regarding plans to replace the escalators at the Cleveland Park Metro Station. This

project is expected to begin mid-May 2017 and end in January 2020

Cedric Watson, Project Manager for WMATA, noted that 61 escalators have been replaced in the District, 17 escalators are scheduled to be replaced this year, leaving 44 remaining for future years. Five escalators will be replaced at the Cleveland Park Metro Station. The station entrances will remain open during the construction project. There will be periodic entrance closures in the evenings (1am-5am). Intermediate long escalators will take the longest to replace - and will be done one at a time, so that only one escalator is out at a time. Elevator will remain in service during the project duration (1yr, 8 mos).

Commission questions included community notifications and the water issue at this metro stop. WMATA will continue to reach out the neighborhoods to provide updates. WMATA is happy to come to subsequent meetings to provide interim updates as well. WMATA is also working with DDOT to solve the water problem. One possibility is elevating the metro entrance. Sandbagging will continue while the escalator work is in progress. WMATA is also in contact with the Cleveland Park Streetscape Project team to address this issue.

2. Presentation regarding LED public space light

Seth Miller Gabriel, Director of Public/Private Partnerships ("PPP") in the Office of the City Administrator, made the presentation to the Commission. The group began 18 months ago, and their function is to identify and procure projects that can be facilitated by private partners, who can deliver the product/assets and maintain them, thereby lowering the District's costs. The LED light project is in conjunction with DDOT and office of chief technology officer (OCTO)- PPP is working as the procurement agency in order to facilitate replacement of the overhead streetlights with LED lighting and bring out free public wi-fi, through DC Net, via access points on the streetlights.

LED lights can save 50% on the DC electric bill, which is currently an \$8m expense. System can be remotely controlled and monitored, which can make lights brighter or dimmer at certain hours. LED lights can last up to 15 years. The PPP can accelerate the process of changing out the lights, which would take 8-12 years if left up to DDOT. There is a 2-step process for Council to approve the projects. Request for Proposals is a critical piece to his project.

There are 75,000 streetlights in the district that the District owns, with 5% having been replaced. DC only owns 54% of the poles. Pepco and Verizon own some of the poles. DDOT is doing an analysis of condition of poles in DC. DDOT currently replaces lights but will only changes to an LED light if MPD, ANCs or councilmembers make this request.

What problems have arisen with LED lights in other cities? What should color temperature be? 2700-3000 Kelvin lights have been installed, and this can go up to 5000 K. The magnitude depends on size of street, usage of the street, and federal regulation. LED lights can be wrapped and shields incorporated on the lights to minimize illumination into homes. This helps to direct light to streets and sidewalks. The PPP will work with DDOT to determine the correct mix. Councilmember Cheh is holding a hearing on use of LEDs on May 3, 2017. Commissioner Brink noted her neighborhood was part of the pilot program and several problems have been encountered, such as the fact that the lights create a glare on drivers, which is dangerous. PPP needs to work with neighborhoods, as well as DDOT, to determine best practice for an individual neighborhood. Commissioner MacWood inquired as to whether PPP has consulted with other preservation agencies and what the process would be for including these agencies, along with ANCs and neighborhoods. PPP has consulted with the Commission on Fine Arts as well as other agencies to address this concern.

Commissioner Reba inquired about rush hour lighting and whether there has been conversations to include the lane change signs. PPP noted that traffic signals are not included in this project.

The community expressed concern regarding light spillage, light direction, long term maintenance, and the actual number of light poles.

3. Resolution regarding HPA 17-298, for new open picket 42" fence at 3501 Newark Street, Rosedale Farmhouse. (SMD09).

Jim Manzi, owner, provided some background on this issue. 1000s of people and dogs trespass on their lawn every year. They have worked with neighbors and the Rosedale Conservancy to put up enforcement measures, which have all failed. They wish to return to the original proposal of picket fence in front yard. Commissioner MacWood noted that she had seen video footage of trespassing incidents and that the Conservancy supports the concept of a fence to protect privacy and safety of the occupants. She read and moved a resolution on this issue. Motion passed by voice vote.

ANC 3C Resolution No. 20176-009
ANC 3C Resolution Regarding HPRB Application (HPA 17-298) for a New Fence at
3501 Newark Street, NW, the Rosedale Farmhouse.

Whereas, the Rosedale Farmhouse is a DC historic landmark and the adjacent grounds are also historically protected as one of the most significant historic resources in the District of Columbia; and

Whereas, the farmhouse is privately owned and maintained as a family residence and the lawn in front of the house is managed by the Rosedale Conservancy; and

Whereas, the owner of the farmhouse has applied for a 42" high, open picket fence to span the entire frontage of the farmhouse lot so as to enclose the front yard and access to the house; and

Whereas, the owner of the farmhouse has for several years worked with the conservancy to deter trespassing on his property by dogs and persons in a way that would not detract from the open connection of the farmhouse to the conservancy lawn, including the placement of multiple signs advising where the conservancy property ends and private residential property begins; and

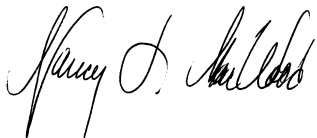
Whereas, the owner of the farmhouse has gathered, through the use of cameras, daily information about significant levels of trespassing on his property, including people sitting on his porch and looking into the windows of the farmhouse; and

Whereas, the owner of the farmhouse has expressed concern for the safety of his family and a willingness to continue to work with the conservancy on a fence that would preserve the historic resources while improving his family's privacy and safety:

Therefore, Be It Resolved that ANC 3C finds that a barrier is necessary to prevent trespassing by dogs and persons on the farmhouse property and supports the installation of a fence with the following condition:
The height and style of the fence that would present the least intrusion on the Rosedale Conservancy lawn may not be a painted picket style fence even though such a fence was used previously on the sides of the property and thus, ANC 3C urges discussion among HPO staff, the owner of the farmhouse, and the conservancy on a fence that best meets the dual goals of privacy and preservation of the open connection between the farmhouse and the lawn;

Be It Resolved that the Chair, the Commissioner for 3C09, or their designee(s) are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a voice vote, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

4. Resolution regarding HPA 17-251, for a 5-story rear and roof addition at 2607 Conn. Ave. (SMD01)

Eliot Zusen, owner, made the presentation to the Commission. Commissioner Wasserman inquired about affordable housing and it was noted that this will be included. Mr. Zusen noted that 50% of ground floor needs to be commercial, so potential uses can be service, financial, or arts oriented. The building is not designed for a restaurant. Commissioner Reba read and moved a resolution on this matter. Commissioner MacWood offered a

friendly amendment to include the Woodley Park Historic District everywhere NC5 zone is mentioned. Amendment was accepted.

Community members expressed concern with how this would impact preservation of the historic district.

Commissioner MacWood asked for a roll-call vote. Motion passed by a vote of 5-3, with Commissioners Wasserman, Finley, and Hersh opposing the resolution.

ANC3C RESOLUTION No. 2017 - 010 Regarding HPRB Application No. 17-251 for ZS 2607 LLC located at 2607 Connecticut Avenue, NW

WHEREAS ZS 2607 LLC, located at 2607 Connecticut Avenue, NW, has filed an application and referral to the Historic Preservation Review Board (HPRB) to renovate, modernize, and expand the building which includes interior and exterior renovations; excavating the basement; and taking the “existing four-story contributing building and developing a five-story rear addition to accommodate housing units; hence, the existing rear wing and rear exterior wall will be removed, rebuilt and enlarged.”

WHEREAS ZS 2607 LLC, located at 2607 Connecticut Avenue, NW, is located within Woodley Park Neighborhood Mixed-Use NC-5 Zone and the Woodley Park Historic District;

WHEREAS ZS 2607 LLC, located at 2607 Connecticut Avenue, NW has been notified by both the ANC and the Woodley Park Community Association that one of the requirements within the Woodley Park neighborhood commercial district is that certain designated commercial uses must occupy at least 50% of the floor area of the ground floor;

WHEREAS ZS 2607 LLC met with ANC3C’s public space and zoning committee on Monday, March 6 and Monday, April 3. These meetings were open to the public, and members and non-members of WPCA attended and listened to the discussion;

WHEREAS ZS 2607 LLC met with the Woodley Park Community Association (WPCA) at its Wednesday, March 8 and Wednesday, April 5 executive committee meetings. These meetings were open to the public, and members and non-members of WPCA attended, participated and expressed deep concerns regarding the setback, height and mass of the proposed development;

WHEREAS several businesses located within the Woodley Park Neighborhood Mixed-Use NC-5 Zone and the Woodley Park Historic District were built in the first three decades of the last century as residences, the balance of buildings were built as stores or businesses with residences or offices above;

WHEREAS ANC 3C finds that the rear lot line of 2607 Connecticut Avenue abuts a residential district and the proposed development will be visible from those residences. Introducing greater height on the proposed development and placing it at the rear of the current structure would drastically change the long-standing character of the existing alley by introducing a canyon-like appearance within the alley which is shared with abutting neighbors and residential single-family homes;

WHEREAS Woodley Park residents and adjacent neighbors have expressed major concerns with the proposed development because the proposed structure would be incompatible with existing buildings along the block with regard to historical concentrations of massing within the Woodley Park Neighborhood Mixed-Use NC-5 Zone and the Woodley Park Historic District.

WHEREAS Woodley Park residents and adjacent neighbors have also expressed the following:

- 1) Most Connecticut Avenue properties within the Woodley Park Neighborhood Mixed-Use NC-5 Zone and the Woodley Park Historic District has massing above the first floor level in the alley that extends as far back toward the alley as planned for the proposed development.
- 2) The setback from the alley for the upper floors of existing buildings facing Connecticut Avenue is more than 40 feet, whereas the proposed plans for 2607 Connecticut Avenue call for only 24 feet. Historically, the pattern of deeper setbacks for higher floors has ensured visual openness along the alley as outlined within the Woodley Park Historic Guidelines. This is also emphasized within the Office of Planning's Historic District Guidelines, "Additions to Historic Buildings."
- 3) No other properties along this end of the alley and/or facing Connecticut Avenue reaches the height proposed in the current proposed development. The incompatibility of this project with other buildings on the block would be accentuated by placing the building's highest point in the rear of the building - towering over the adjacent single-family homes that abut the alley. In contrast, massing for every other building along the block is concentrated on and/or oriented toward the Connecticut Avenue building fronts.
- 4) Residents along the 2600 block of Woodley Place and immediately to the rear of this development find that the plans for renovating this property, remain unacceptable because of the damaging effect it would have on their immediate environment and because the development would conflict significantly with important, historical aspects of the neighborhood.
- 5) Alleyways, along with rear views of sets of row houses and attached business properties, are special features of the Woodley Park Historic District, so much so, that considerations of historic sight lines and consistency of massing across buildings as viewed from alleyways motivated revision of the Woodley Park Historic District guidelines in 2016, following encouragement from the Historic Preservation Review Board.
- 6) There has been and continues to be significant traffic and safety issues in the alleyway behind 2607 Connecticut Avenue due to carry-out vehicles, delivery trucks and trash pick-up; as well as significant rodent problem and the development of 23 to 26 units along Connecticut Avenue corridor will just exasperate the current situation. In addition, a bus-stop and a six days a week Commercial Zone in front of 2607 Connecticut Avenue, located at the corner of Calvert and Connecticut, would add to further congestion as well as increased vehicular and pedestrian public safety concern;

WHEREAS the 2016 Woodley Park Historic Guidelines outlines the following, "*we suggest small additions respect the existing rhythm, scale, and proportions relative to the building. They should not disturb uniform sightlines or consistent patterns of a particular alley or portion of an alley in cases where such sightlines or patterns exist. The exception to this is alleys or portions of alleys that do not have uniform sightlines or consistent patterns. We favor preserving some of the rear open space where it exists.*";

WHEREAS the 2016 Woodley Park Historic Guidelines also outlines the following, "*changes that are visible from the alley should strive to preserve the historic character of the neighborhood. Indeed, some alleys or portions of alleys appear much as they did when the neighborhood was built. Greater respect should be paid where the conditions are relatively uniform and intact, and greater scrutiny should be given to the proposals for visible change in such circumstances.*";

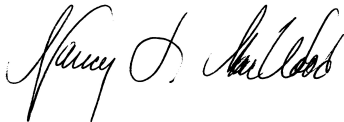
THEREFORE, BE IT RESOLVED ANC 3C does not support the HPRB application for ZS 2607 LLC and urges the applicant to continue to work with the ANC, Woodley Park Community Association and Historic Preservation

Review Board to revise the proposal in order for the proposed development to be more compatible with the rhythm of development along the alley and to explore the following neighborhood concerns:

1. Retaining a discernible, historic pattern of concentrating massing along the Woodley Park Neighborhood Mixed-Use NC-5 Zone and the Woodley Park Historic District and providing open views along the alley,
2. Step-down the rear of the development, thus preserving an outermost sightline that prevails over a significant contiguous span of the alley,
3. Eliminate the 5th floor - which is currently slated for the back part of the building and limit the 4th Floor to only the front part of the building - no further than those floors that are currently extended for any other Connecticut Avenue facing property along the block. This would decrease the height in the rear, overlooking the alley and the adjacent single-family homes,
4. Preserving the rear roof line along the block, a significant portion of which is clearly visible from long stretches of Woodley Place and Calvert Street, by ensuring that it is not disturbed by added or reduced height; and
5. Retaining the block-long pattern of unoccupied roof-tops and no roof-top decks.

BE IT FURTHER RESOLVED that the Chair, Commissioner for SMD 3C01 and/or their designee(s) are authorized to represent ANC 3C on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a roll-call vote of 5-3, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

5. Resolution regarding BZA 18715A, for 3000 Cathedral Avenue NW. Maret School, seeks a special exception to continue a school use in a residential zone with same cap on students and faculty, but with removal of 3-year limit on special exception and annual reporting requirement. The latter is filed with DDOT and concerns compliance with traffic management plan and trip capacity limit. In addition, Maret seeks to modify an approved one-story addition on the South Activities Building and to add a one-story addition on the west side of this building. Applicants Statement and architectural plans are found at DC Office of Zoning website, Case No. 18715A. (SMD08)

Cary Kadlecsek, of Goulston & Storrs, counsel for Maret School, made the presentation to the Commission. Commissioner Brink read and moved a resolution on this matter. Motion passed by voice vote.

ANC 3C Resolution No. 20176-011
ANC 3C Resolution Regarding BZA Special Exception Application (18-715A)
for 3000 Cathedral Avenue NW, Maret School

Whereas, the Maret School (“Maret”) has applied for a special exception under Subtitle X § 104 to continue a private school in the R-1-B and R-3 Zone Districts at 3000 Cathedral Avenue NW (Square 2113, Lot 843); and

Whereas under the previous order issued by the Board of Zoning Adjustment (BZA) in 2014, Maret was required to return to the BZA after three years to renew its special exception; and

Whereas Maret requests approval of a small change to the previously-approved expansion of one of its buildings; and

Whereas this change makes the building smaller, not larger; and

Whereas Maret further requests that the BZA approve a special exception without a term and without a reporting requirement; and

Whereas if Maret were to seek further change to the enrollment or faculty numbers of the school, further change to the physical structures on the lot, or change or strike any of the other conditions in the special exception, Maret would be required to return to the BZA for permission;

Whereas the reporting required under the previous special exception, condition 3, necessitated that Maret hire a traffic consultant to conduct a study annually; and

Whereas in each of the past three years the studies conducted have shown Maret to be in compliance with the trip count limit set by the BZA; and

Whereas Maret does not seek to alter the trip limit set in the 2014 BZA order, nor seek relief from the numerous other conditions previously imposed to discourage school families, faculty and staff from driving, including, but not limited to, assisting families to find carpools, providing incentives for using public transportation or bicycles, and holding an event at least once a year on the importance of public transportation; and

Whereas Maret held a community meeting to discuss this application, providing notice to 200 of the nearest neighbors, and no community member raised objections; and

Whereas the community members who have provided comment on this application acknowledge that the school has been responsive to their concerns to date and wish merely to ensure that they have some outlet should the school become unresponsive in the future; and

Whereas the school has, in response, offered to list on their website directions for community members seeking to raise concerns, as well as hold a meeting once a year, or more often if necessary, to address community concerns; and

Whereas, if concerns were to escalate to a point requiring BZA attention, the Advisory Neighborhood Commission could submit a Motion for a hearing on failure to comply with the continuing special exception conditions;

NOW THEREFORE,

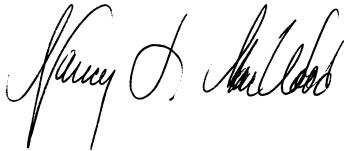
BE IT RESOLVED that ANC 3C supports the application by Maret for a renewal of its special exception to continue to operate a school at 3000 Cathedral Avenue NW under the terms of the 2014 BZA Order with the following changes:

1. Approval of the requested modification of the previously-approved expansion of its athletic facilities;
2. The striking of previous Condition 1, which provided a time limit for expiration of the Order;
3. The striking of previous Condition 3, which required Maret to submit a report to the District Department of Transportation including mode split and trip generation rates; and
4. The addition of a new Condition as follows:

“Beginning with the 2017-18 school year, at least once per school year, Maret will advertise and host a community meeting to discuss any concerns about Maret’s operations that affect the neighboring residential community. In addition, Maret’s website will include directions for the community members wishing to raise concerns or offer feedback to the school.”

BE IT FURTHER RESOLVED that the Chair, the Commissioner for 3C08, and/or their designee(s) are authorized to represent that ANC on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a voice vote, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

6. Resolution regarding DDOT Public Space LED lights.

Commissioner Brink read and moved a resolution on this issue. Commissioner MacWood offered a friendly amendment addressing utility poles and retaining resolves that focused on ANC matters. Amendment was accepted. Commissioner MacWood asked for a roll call vote on this matter. Motion passed by roll call 6-2, with Commissioners Bole and Finley opposing the resolution.

**ANC 3C Resolution No. 20176-012
ANC 3C Resolution Regarding the LED Streetlight
Modernization Program**

Whereas the DC Department of Transportation (“DDOT”) has begun undertaking Streetlight Modernization Project involving the replacement of streetlights with LED lights; and

Whereas, on May 3, 2017, Councilmember Mary Cheh is holding a Transportation & the Environment Public Oversight Roundtable on the Streetlight Modernization Project; and

Whereas numerous jurisdictions, including the District of Columbia, are undertaking to covert streetlights to LED lights because LED lights are more efficient and require less frequent maintenance and changes; and

Whereas many of the most common varieties of LED lights produce very white light, with excessive blue wavelength; and

Whereas many LED outdoor lighting projects use “4000K” or higher LED units, which emit a high proportion of the more dangerous blue light spectrum; and

Whereas the American Medical Association has raised the negative impact of the excessive blue wavelength LED lighting, including the retinal damage, glare and suppression of melatonin production resulting in sleep pattern disruption and an increased risk of chronic diseases; and

Whereas, in addition to the medical concerns, the white light produced by LEDs can significantly alter the ambiance of the streetscape, making it harsher, intrude into people's homes, and have a detrimental effect on bird migration and wildlife; and

Whereas when test LED streetlights were installed in the Woodland-Normanstone neighborhood, the LED streetlights caused neighborhood opposition and myriad problems including glare that negatively impacted drivers and light in bedrooms at night, as well as appearance/ambiance concerns; and

Whereas after significant negotiation, DDOT agreed not to expand this project and to mitigate the negative effects of LED lights installed;

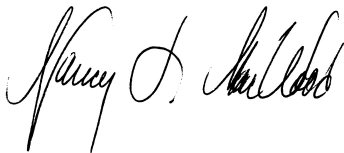
Whereas after DDOT's efforts, the effects have been reduced, but not fully mitigated;

And now THEREFORE, BE IT RESOLVED that ANC 3C recommends that, before streetlights are converted to LED, the surrounding neighborhood, by and through its ANCs, be given a Notice of Intent, including any change in pole design, with opportunity for comment and objection; and

BE IT FURTHER RESOLVED that ANC 3C further requests that that LED lighting projects be designed and installed with consideration addressing the specific needs of the subject neighborhood and in conjunction with neighborhood input; and

BE IT FURTHER RESOLVED that the Chair, the Commissioner for 3C08, or their designee(s) are authorized to represent the ANC on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a roll-call vote of 6-2, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

7. Resolution regarding Pepco distribution rate increase.

Commissioner MacWood provided the background on this matter. She read and moved a resolution on this matter. Commissioner Bole offered a friendly amendment that landlords could receive part of the set aside funds but only those who cannot pass along the rate increase, which was accepted. Motion passed by voice vote.

ANC 3C Resolution No. 20176-013
ANC 3C Resolution Advising the Public Service Commission to Reject a Majority of Pepco's Request to Increase Rates

WHEREAS, the Public Service Commission (“Commission”) of Washington, DC, will be making a decision this year on the distribution rate increase request of Pepco Holdings Inc., (“Pepco”) in Formal Case No. 1139; and

WHEREAS, Pepco made a presentation at the ANC3C March 2017 public meeting on the facts and merits of the distribution rate case; and

WHEREAS, PEPCO is requesting a \$76,766,000 revenue increase, which represents a 17.5% increase in the distribution portion of a customer’s bill; and

WHEREAS, ANC 3C heard from the Office of the People's Counsel (“OPC”) at the same public meeting about the facts and background of the rate case. OPC stated that the rate increase is not warranted by construction costs for projects completed and providing service to customers or by current market conditions; and

WHEREAS, Pepco is entitled to request a rate increase based on construction upgrades to maintain and improve reliability and a reasonable rate of return on equity:

Be It Resolved that ANC 3C supports reliable, economical electric service and believes it is essential to the quality of life for the citizens of ANC 3C and the City as a whole;

Be It Resolved that ANC 3C finds that continued annual increases in essential utility services is a financial hardship on low-income consumers and seniors on fixed incomes;

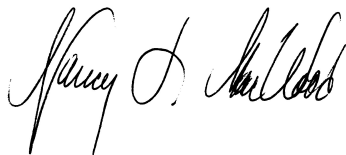
Be it Resolved that ANC 3C finds the major benefit to ratepayers in this rate case is the rate increase credit worth \$25.6 million, and urges the Commission to approve the credit and apply it all to residential consumers and any landlords of residential buildings who cannot pass the rate increase on to other people;

Be It Resolved that ANC 3C finds that Pepco should not be allowed to recover costs for construction projects that are not providing benefits to consumers, should not be able to recover costs related to the merger with Exelon that haven’t been approved by the Commission or for employee bonuses and incentives, and should have an approved rate of return that is consistent with current market conditions;

Be It Resolved that ANC 3C urges the Commission to reject Pepco’s rate increase request and to grant Pepco no more of a rate increase as the OPC argues is fair and just;

Be It Resolved that the Chair and/or her designee(s) are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on April 17, 2017

This resolution was approved by a voice vote, on April 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

VIII. Other Business:

1. Secretary's Report: Commissioner Bole moved approval of the March 20, 2017 minutes. Motion was approved by

voice vote.

2. Treasurer's Report: Commissioner Brink announced quarterly report is due after the next meeting.
3. Administrative Issues: Commissioner Brink reported that the purchase of a microphone and speaker is still under investigation and she will report back.

Commissioner MacWood commented on past practices of ANC3C Commissioners regarding SMD issues. SMD Commissioners are responsible for geography and uses within their boundaries. Issues across the streets or avenues lends themselves to collaboration with the SMD Commissioner across the street, to provide input into the project.

5. SMD Reports:

01: Commissioner Reba: Today was Emancipation Day and Easter Monday at the National zoo. Everything went very smoothly. He was in touch with the Zoo's Director, Director Kelly, all weekend. Traffic enforcement officers were on deck. Also he will be working with Phil Thomas to repaint street poles where needed. He has also received a number of complaints regarding trash cans. More are needed on Calvert Street and Woodley Place. Finally, the neighborhood is supportive of the 2607 Connecticut development - they want a compromise on size and mass.

02: Commissioner Bole: JBG did not go through with sale of the Marriott campus to first bidder. They are going to go back and try to renegotiate with the buyer. She has met with the landscapers and developers of the Marriott property. They have finished the tree plantings and are beginning to put in ground cover. Pathway is not brick - HPO missed this change.

03: Commissioner Wasserman: She has concern about pending AirB&B legislation in that it is too strict. There is no distinction between corporations and individuals in the legislation. Councilmember Mendelson is holding a hearing on April 26 on this issue. South Cathedral Mansions complex renovations are finally completed.

04: Commissioner Finley: Secolari Olive Oil store has folded. He also noted there was a leaking Port-O-Potty near 7-11 renovation, which has been fixed. There is an abandoned motorcycle on Quebec street and he will contact DPW.

05: Commissioner Hersh: Discussions continue regarding the installation of a farmers market. She has invited neighbors of the Hearst park/pool to present at the May P&Z meeting.

06: Commissioner Bradbery: A large tract review application for 4000 Wisconsin Avenue, Donoughe Acquisitions, has been received. The plan calls for razing part of the building. Construction would begin 2019. She also received an ABRA notice for Silver Restaurant, as well as an application for a sidewalk café for 60 seats.

07: Commissioner Boucher: Massachusetts and Macomb Street intersection is a traffic safety issue. Five SMDs converge at this corner. She has received conflicting information regarding whether a traffic study has been done here. She will follow up.

08: Commissioner Brink: Festival was this past Saturday at Guy Mason park. She wanted to publicly thank DPR for their assistance in obtaining the permit. She has received DDOT notification of progress for a traffic light at Massachusetts Avenue and Observatory Circle. A walk-through of this area is scheduled for April 27th.

09: Commissioner MacWood: no comments

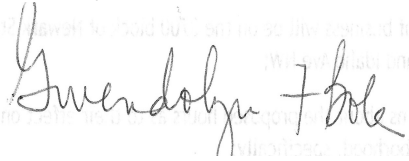
IX. Adjournment:

Commissioner Finley moved to adjourn the meeting. Motion passed by voice vote. Meeting was adjourned 10:28.

The next public meeting of ANC3C is scheduled for Monday, May 15, 2017, at 7:30pm in the MPD2D Community Room, located at 3320 Idaho Avenue NW. Please check anc3c.org for any updates.

ABRA: Alcohol Beverage Regulation Administration	DPW: Department of Public Works
DCOZ: District of Columbia Office of Zoning	HPRB: Historic Preservation Review Board
DCRA: Department of Consumer and Regulatory Affairs	MPD: Metropolitan Police Department
DDOT: District Department of Transportation	ZC: Zoning Commission

Attested by

A handwritten signature in cursive script that reads "Gwendolyn Bole". The signature is written in dark ink on a white background.

Gwendolyn Bole, Secretary, on May 15, 2017

These minutes were approved by a voice vote on May 15, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.