



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
July 17, 2017 Public Meeting
MPD2D Community Room, 3320 Idaho Avenue NW
7:30PM

Establishment of Quorum:

The Chair, Commissioner MacWood, called the meeting to order at 7:34pm and announced that there was a quorum. Eight of the nine Commissioners attended. Commissioner Wasserman was absent.

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

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

Approval of Agenda:

Commissioner Brink moved that the Public Space Application for 2602 29th St be moved from Consent to Commission Business. Motion passed by voice vote. Commissioner MacWood moved that the amended agenda be approved and it was approved by voice vote.

Announcements:

No Announcements were made.

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

Consent Calendar :

3610 Macomb Street. Motion of no objection by Commissioner MacWood to concept review and rear addition.
2602 29th Street. Commissioner Brink moved consideration of a DDOT public space application for drive and walk renovation and fence over 42" be moved to Commission Business. Motion was approved by voice vote.
Commissioner Finley moved adoption of the Consent Calendar and it was approved by voice vote.

Commission Business:

2602 29th St Public Space Application. Commissioner Brink detailed the application, introduced a Resolution and moved for adoption. Motion adopted by voice vote.
(See Attachment A)

Silver Cafe Application For Alcohol License To Include Live Music. Commissioner Bradbury explained the proposed Settlement Agreement that she had worked out with the Cafe. She introduced a Resolution with the proposed Settlement Agreement attached and moved for adoption. Motion was adopted by voice vote.
(See Attachment B)

2733 35th St Historic Preservation Review Board Application. Commissioner MacWood made a motion of no objection. Passed by voice vote.
(See Attachment C)

4000 Wisconsin Ave Project. Architect from SK+I gave overview. Commissioner Bradbury noted that this was a matter of right construction and that there had been a community meeting. Donohoe the owner will give progress reports as requested. Commissioner Bradbury introduced a Resolution. Commissioner Finley offered a friendly amendment which was accepted and then moved to call the question. Resolution adopted by voice vote.
(See Attachment D)

Other

Secretary Bole moved adoption of the June 19th, 2017 minutes. Adopted by voice vote.

Single Member District Reports

Commissioner Reba: Beach drive on track to open in August alleviating traffic in Woodley Park. Still complaints about the trash generated by the hotdog stand opposite the zoo. Murals are planned for above Ragaiji restaurant on corner of Connecticut Avenue and Calvert Street.

Commissioner Bole: Working with DDOT to improve the intersection of Connecticut Avenue southbound and 24th Street.

Commissioner Finley: Met with Federal Realty regarding stability of Park n Shop shopping center. A waxing salon is coming to Cleveland Park.

Commissioner Hersh: Trees at 34th Street and Porter Street trimmed for more visibility. Requesting additional street light. DDOT will make crosswalks more visible. There are buses dropping off zoo visitors and then idling on Connecticut Avenue. Citations are being given. Cleveland Park Business Association has formed 4 new committees. All are encouraged to sign up online.

Commissioner Bradbury: City came to McLean Gardens to present final parking plans while the shelter is being built. Broken water fountain in Newark playground needs to be fixed.

Commissioner Boucher: Have asked for meeting with DDOT due to 2 accidents on 3900 Massachusetts Avenue. There is illegal discharge from 3140 Woodley Road going into storm water drains. Follow-up with head inspector of DC Water.

Commissioner Brink: Met with DDOT re: renovation of Woodlawn steps. There will be a celebration by Friends of Guy Mason recreation center a week from Friday.

Commissioner MacWood: New "slow school zone" signs on Woodley Road. New parking signs on 3300 and 3400 Wisconsin for longer hours. Have asked that parking signs on 3200 Wisconsin Avenue be increased from 1 hour. Will do a walk with DPR re: the Macomb Street playground. There are rats behind 3200 block of Wisconsin Avenue.

Executive Session:

Commissioner Finley moved to adjourn to Executive Session with the proviso that the Commission would return for public business for tabled item.

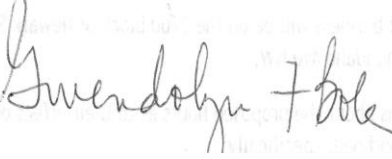
IX. Adjournment:

Commissioner MacWood moved to adjourn the meeting. Motion passed by voice vote. Meeting was adjourned 10:18.

The next public meeting of ANC3C is scheduled for Monday 18, 2017, at 7:30pm in the MPD2D

Community Room, located at 3320 Idaho Avenue NW. Please check anc3c.org for any updates.

Attested by



Gwendolyn Bole, Secretary, on September 18, 2017

These minutes were approved by a voice vote on September 18, 2017 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:

**ANC 3C Resolution No. 2017-017
Regarding a DDOT Public Space Application to Relocate a Curb Cut and
Install a Retaining Wall Over 42",
located at 2602 29th Street, NW**

Whereas the owners of 2602 29th Street NW have applied to public space to relocate the curb cut and install a retaining wall over 42 inches in height in public space; and

Whereas 2602 29th Street has been a vacant lot for some time and owners desire to build a primary residence on the lot; and

Whereas the relocation of the curb cut will allow the driveway to be on one side of the lot, rather than in the center; and

Whereas the requested relocation of the curb cut also moves the driveway away from the intersection of 29th Street NW and Woodland Drive NW; and

Whereas the requested retaining wall will permit the owner to build a driveway at street grade while maintaining the natural slope of the front yard; and

Whereas the requested relocation of the curb cut will negatively impact one small street tree;

Be It Therefore Resolved that ANC3C has no objection to this application provided that the applicant makes arrangements to either relocate the impacted street tree or replace the street tree with one of similar size and quality;

BE IT FURTHER RESOLVED that the Chair, the 3C08 Commissioner, or their designees are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on July 17, 2017

This resolution was APPROVED by a voice vote on July 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.

Attachment B:

**ANC 3C Resolution No. 20176-018
Regarding a Settlement Agreement with Silver Cathedral Commons LLC
(ABRA-105729) for 3404 Wisconsin Avenue NW**

WHEREAS, Silver Cathedral Commons LLC (Applicant) has applied for a new retailer's class "C" restaurant license under the D.C. Alcoholic Beverage Control Act (ABRA-105729);

WHEREAS, the Applicant plans a restaurant at 3404 Wisconsin Avenue NW with a seating capacity of 174 inside and a sidewalk café with 68 seats;

WHEREAS, the Applicant's business will be located in a mixed-use development with approximately 144 residences, with additional residences in the immediate vicinity, including both single-family and multiple-unit dwellings;

WHEREAS, ANC3C on May 15, 2017, passed Resolution 2017-014 to protest the Applicant's proposed hours for alcohol sales, service and consumption, as well as proposed hours for outdoor entertainment, because they would result in a disturbance of the peace, order and quiet of the neighborhood;

WHEREAS the ANC3C desires and has the intent to resolve the issues raised by Silver Cathedral Commons' application to the Alcoholic Beverage Regulation Administration;

WHEREAS the ANC3C has negotiated terms designed to satisfy concerns about peace, order, and quiet of the neighborhood, while satisfying the Applicant's desire to have a restaurant with an outdoor café and limited entertainment;

WHEREAS the terms of the agreement reduce the hours of operation of the outdoor café and permit limited outdoor entertainment until January 14, 2018, after which outdoor entertainment will not be permitted unless ANC3C amends the agreement to extend the sidewalk café entertainment privileges:

THEREFORE, BE IT RESOLVED that the ANC3C agrees to enter into the attached settlement agreement with Silver Cathedral Commons;

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 July 17, 2017

This resolution was approved by a roll-call vote of 5-3, on July 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.

Attachment C:

ANC 3C Resolution No. 2017-018a
Regarding a DDOT Public Space Application to Install a Fence,
located at 2733 35th Street, NW

Whereas the owners of 2733 35th Street NW have applied to public space to put a wrought iron fence atop a retaining wall in the side and front yard of the property; and

Whereas the 36-inch height of the fence and the retaining wall together exceed 42 inches; and

Whereas the owners of 2733 35th Street NW also have applied to move an existing 6-foot wood fence in the side and back yards of the property into public space; and

Whereas on the Office of Planning provided comments requiring, among other things, a greater setback for the existing 6-foot fence; and

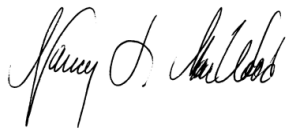
Whereas the owner's representative stated that the location of the fence does not interfere with significant trees on the property and that appropriate tree protection measures would be taken for all trees potentially impacted by the work;

Be It Therefore Resolved that ANC3C has no objection to this application provided that:

- The applicant responds in full to the Office of Planning comments;
- Appropriate tree protection measures are incorporated as a condition of the permit;

BE IT FURTHER RESOLVED that the Chair, the 3C08 Commissioner, or their designees are authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood
Chair, on July 17, 2017

This resolution was approved by a voice vote on July 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.

Attachment D:

ANC3C Resolution 2017-019 Regarding a Large Tract Review Application by Donohoe Acquisitions, LLC for 4000 Wisconsin Avenue NW

WHEREAS, Donohoe Acquisitions, LLC (the Applicant) seeks to redevelop 4000 Wisconsin Avenue NW (a parcel of approximately 4 acres) and has filed with the D.C. Office of Planning a Large Tract Review Application;

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 plans to eliminate a curb cut on Wisconsin Avenue that now provides access to the property, and rely on two entrances on Upton Street for sole access to the property;

WHEREAS, two other significant developments will be under construction nearby: 3900 Wisconsin Avenue, which is to include 600-700 residential units, a large grocery store, a community gathering space on the front lawn, a large hotel, restaurants, a health club and other retail; and Sidwell Friends, at 3825 Wisconsin Avenue, which is planning to expand by absorbing its lower school, now located in Bethesda, and has purchased Fannie Mae's Johnson building at 3939 Wisconsin Avenue and the Washington Home on Upton Street;

WHEREAS, the Applicant is not seeking zoning relief but is submitting a Large Tract Review Application, which triggers a review process by the city and the ANC to identify potential neighborhood concerns;

WHEREAS, the ANC held a community hearing on June 13 and solicited feedback from the neighborhood;

WHEREAS, the ANC appreciates that the project will be less dense than permitted by the zoning but has the following concerns and observations:

1. Traffic: The Applicant plans for all traffic in and out of the new development to be on Upton Street, which could - particularly when combined with new traffic generated by nearby developments - place a significant burden on this narrow side street. In addition, the developer's traffic study shows that key intersections of Wisconsin Avenue are expected to experience a drop in service at certain peak hours when the project is completed. Although the Applicant's study predicts an overall negligible affect on traffic, it is important to consider the traffic that will be generated by the other two new developments.
2. Affordable and family housing: The Applicant is planning to make 70 percent of the residential units studios, one-bedrooms or one-bedrooms with a den. The rest of the units will be two-bedroom or two-bedroom and a den. Many new developments in northwest cater to young singles, leaving many families with fewer options to find affordable housing.
3. 3900 Wisconsin Avenue. Roadside Development, on the property next to the Applicant's parcel, is planning a large development with many similar uses. Both projects are planning to build health clubs. Both plan grocery stores, although of varying sizes. Both plan restaurants. The potential exists for the two developments to harm the businesses instead of have a mix of uses that helps sustain all of them.
4. Connection with Glover-Archbold Park. Many people use the Glover-Archbold trail to commute as well as for recreation. Right now the trail leads from the woods up a gravel incline to Upton Street, where there is no sidewalk. It is an inhospitable and unsafe entrance/exit point.

THEREFORE, BE IT RESOLVED that the ANC3C urges the following:

1. That the Department of Transportation look holistically at the Wisconsin Avenue corridor from Porter Street to Van Ness Street and plan appropriate upgrades to area roads;
2. That the Applicant and Roadside coordinate on truck traffic and delivery times, including trash pickup, to avoid impacting Wisconsin Avenue traffic during peak hours;
3. That the Applicant include three-bedroom and four-bedroom units in the residential mix. ANC3C also recommends that the Applicant make 20 percent of the residential units affordable housing under the Inclusionary Zone definition and devote retail space to an early childhood daycare facility, given the overall lack of availability of such daycare;
4. That the Applicant and Roadside coordinate closely to ensure that the two projects work well with each other and have a balanced mix of uses; and
5. That the Applicant work with the National Park Service to create a safer and more user-friendly access point to Upton Street.

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 July 17, 2017

This resolution was approved by a voice vote on July 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.