



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-Vacant * 09-Nancy MacWood

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Minutes
Advisory Neighborhood Commission 3C
November 19, 2018 Public Meeting
Cleveland Park Library, 3310 Connecticut Avenue, NW
7:30PM

Establishment of Quorum:

The Chair, Commissioner MacWood, called the meeting to order at 7:30 pm and announced that there was a quorum. Commissioners Wasserman, Reba, and Finley was absent.

Verification of Notice:

The Chair 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 agenda. Motion was approved by voice vote.

Announcements:

1. Cleveland Park Farmer's Market will have artisan craft exhibits each Saturday in December.

Community Forum:

None

Consent Calendar:

None

Commission Business:

1. *Presentation by DDOT on a Connecticut Avenue Corridor Study*

Robyn Jackson and Donise Jackson made a presentation regarding a feasibility study of the reversible lane bike lanes and other safety issues on Connecticut Ave in both 3C and 3F. They

will have a Contractor for the study by June for a 9-month study and finally they would release a report. Contact: Robyn.jackson@dc.gov 202-671-5110
Commissioner Reba arrived at the meeting.

2. ***Consideration of a Historic Preservation Review Board application (HPA-#18-534) for a three-story rear addition at 3300 Newark Street NW***
Commissioner MacWood read and moved the resolution. Motion was approved by voice vote. See Attachment A.
3. ***Consideration of a Historic Preservation Review Board application (HPA #19-041) to rotate contributing house and construct an addition for multi-family use for 3219 Wisconsin Avenue NW***
Commissioner MacWood read and moved the resolution. Motion was approved by voice vote. See Attachment B.
4. ***Consideration of a Historic Preservation Review Board application to modify side elevation and add two stories to rear elevation for 3426 Macomb Street NW***
Commissioner MacWood read and moved the resolution. Motion was approved by voice vote. See Attachment C.
Contact: Scott Rosenbaum Zaras & Neudorfer Architects srosenbaum@ZNarchitects.com
5. ***Consideration of a Foreign Missions Board of Zoning Adjustment application to transfer use from embassy residence to consulate for the Embassy of Nepal at 2730 34th Place NW***
Commissioner MacWood read and moved the resolution. Motion was approved by voice vote. See Attachment D.
Attorney Julius Bodie presented information.
6. ***Consideration of Letter to DPR and DGS regarding Hearst Park Pool & Renovation Project***
Commissioner Hersh read and moved the letter. Motion was approved by voice vote. See Attachment E.

Other Business:

Commissioner Bole moved adoption of the October 15, 2018 minutes. Motion was approved by voice vote.

SMD reports: Cancelled due to limited time.

Adjournment:

Commissioner MacWood moved to adjourn the meeting. Motion was approved by voice vote. Meeting adjourned at 8:58 p.m.

Attested by



Gwendolyn Bole, Secretary, on December 17, 2018

These minutes were approved by a voice vote on December 17, 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 2018-036
Regarding Historic Preservation Review Board Application for 3300 Newark Street
NW for Addition and Decks**

Whereas, the owner of 3300 Newark St., a contributing house in the Cleveland Park Historic District, filed with the DC Historic Preservation Review Board (HPRB) for concept approval to replace an 11-foot, 8-inch addition with an 18-foot addition that would be approximately 2 feet taller, HPA 18-534; and

Whereas, the ANC approved Resolution 2018-032 at the September 2018 public meeting that urged a more simplified design that preserved the prominence and character of the original contributing house, and limited encroachment on the ravine; and

Whereas, the owner submitted revised drawings at the September HPRB meeting that the ANC had not reviewed, and thus, the HPRB postponed its decision until the ANC and the Cleveland Park Historic Society (CPHS) Architectural Review Committee (ARC) could evaluate the plans; and

Whereas, the revised plans responded to recommendations from the Historic Preservation Office and included additional setbacks from the original structure on the east and west sides, as well as architectural design improvements and a 4-foot reduction in the depth of the deck; and

Whereas, the ARC's most recent report on October 8, 2018 stated that

The ARC suggests that the depth of the addition be reduced even further, by up to 4 feet, in recognition of the fact that the ravine is at one of its most steep points behind this house. The deck should follow the reduced depth of the house as it steps back from this curve in the ravine; and

Whereas, more than thirty Cleveland Park residents, some of whom live on the ravine, have written to the ANC strongly recommending a 4 to 6-foot reduction in the depth of the addition, and a corresponding reduction in the decks; and

Whereas, in March 2007 when the HPRB reviewed a proposed rear addition at 3316 Newark St., Anne Lewis, an architect member of the board, stated

We look at this ravine as a contributing feature to the historic district in the future and give it the same weight that we would give any of the other things that we deal with, such as uniformity of street façade, height and so forth and in the future, consider any intrusion to this ravine seriously because those of us who are familiar with the area know this ravine, agree with what you say as neighbors, this is a defining feature of the district.

And the HPRB Chair, Tersh Boasberg, concluded

I think what we all say is true, I mean it is character defining - the ravine is a character defining element:

Be It Resolved, that ANC 3C appreciates and recognizes the applicant's effort to reduce the massing and simplify the design resulting in a more compatible addition;

Be It Resolved, that ANC 3C continues to agree with the ARC and the neighbors that the depth of the proposed addition and decks will have a negative effect on the ravine, and, thus, urges the HPRB to reduce the addition by a minimum of 4 feet with a similar reduction to the depth of the southern end of the deck; and

Be It Resolved that the Chair or her designee is authorized to represent the commission on this matter.

Attested by



Nancy J. MacWood

Chair, on November 19, 2018

This resolution was approved by a voice vote on November 19, 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 2018-037
Regarding Historic Preservation Review Board Application for 3219 Wisconsin Ave
NW to Move Contributing House and Build 6-story Apartment Building**

Whereas, the owner of 3219 Wisconsin Avenue, which features a contributing house to the Cleveland Park Historic District, filed an application with the DC Historic Preservation Review Board (HPRB) to relocate and rotate the house on the lot and to build a 7-story multi-family addition next to the relocated house; and

Whereas, the applicant proposes to remove part of the front porch that includes a one-story corner of the house, and non-original enclosed rear porches; and

Whereas, the applicant would rotate the house to front on Macomb St. and hug the driveway edge on the west side of the lot; the driveway would be the separation between the relocated house and the single-family house next door to the west; and

Whereas, the proposed addition would measure 75 feet in height with its stair tower taller and immediately adjacent to the house; and

Whereas, the design of the proposed new building borrows the vertical oriel windows from 3217 on the Wisconsin Avenue façade and wraps it around to the Macomb Street façade; and

Whereas, the design also features balconies on four floors starting at the house roof eave and facing into the historic district; and

Whereas, the design features brown brick for the base and stair tower and grey metal panels for the balance of the building; and

Whereas, ANC 3C previously had no objection to moving the contributing house at 3211 Wisconsin Avenue to the front of its lot to make room for a new multi-family building at the rear of the lot:

Be It Resolved, that ANC 3C does not object to moving the contributing house on the lot if it will preserve the integrity of the house and a sense of place that reflects its original setting;

Be It Resolved that ANC 3C is concerned that the interest in maximizing the development envelope on the site will result in a dominate addition that dwarfs and alters the character of the house; and

Be It Resolved, that ANC 3C hopes this project can be successful and we wish to remain involved in its development. The ANC has the following concerns about the proposal at this time

- the front corner of the house and the adjoining section of front porch would be demolished;

- the house would have a 9-foot walkway opening separating about 1/3 of its depth from the beginning of the stair tower, which may not be enough open space to establish the significance of the house;

- the proposed oriel windows accentuate the verticality of the addition and extend beyond the front façade of the house on Macomb St.;

- the proposed rear balconies could present privacy and noise concerns for the residents to the east; none of the buildings on the east side of Wisconsin Avenue in Cleveland Park feature rear balconies; and

- the proposed finishes are not representative of the Cleveland Park Historic District;

Be It Resolved, that ANC 3C urges the HPRB to require a sun study to determine how the location and height of the proposed building, including stair tower, would affect the Cleveland Park Historic District to the east;

Be It Resolved that the Chair and her designee are authorized to represent the commission on this matter, and further that the commission would like to review revisions of this proposal if the HPRB does not delegate final approval to the HPO staff.

Attested by



Nancy J. MacWood

Chair, on November 19, 2018

This resolution was approved by a voice vote on November 19, 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 2018-038

Regarding Historic Preservation Review Board Application for 3426 Macomb Street NW for Rear Two-Story Addition

Whereas, the owners of a house built in 1895 that is a contributing house in the Cleveland Park Historic District at 3426 Macomb Street filed for concept review with the DC Historic Preservation Review Board (HPRB), HPA #19-063; and

Whereas, the proposal would add structure on the first and second floors to fill in spaces on the west side of the house currently featuring bay windows, which are not visible from the street; and

Whereas, the proposal would minimally expand the footprint of an existing rear porch, enclose it and add a second story; and

Whereas, the windows, exterior treatment and finishes would be compatible with the original structure and the historic district:

Be It Resolved, that ANC 3C has no objection to the proposal;

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

Attested by



Nancy J. MacWood

Chair, on November 19, 2018

This resolution was approved by a voice vote on November 19, 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 2018-039
Regarding Embassy of the Republic of Nepal Application for Chancery Conversion
BZA No. 19875**

Whereas, the Embassy of the Republic of Nepal (Applicant) is seeking approval from the Board of Zoning Adjustment (BZA), Case No. 19875, to convert the Applicant's property at 2730 34th Place NW, currently serving as the residence of the Ambassador of the Republic of Nepal to the United States (Ambassadorial Residence), into a chancery;

Whereas, this application is subject to DCMR Subtitle X Sec. 201.3-201.7, which provides that the Board of Zoning Adjustment (BZA) is not to grant approval for a chancery to be located in a low- to medium-density residence zone unless the proposed setting of the chancery is a "mixed-use area," which is defined as an area with greater than fifty percent non-residential land usage (Subtitle X Sec. 201.5);

Whereas, the BZA Rules of Practice and Procedure require that the Applicant calculate the land area of each lot within the square, and provide a Certificate of Occupancy for lots with non-residential uses (Subtitle Y Sec. 301.6);

Whereas, the Applicant is permitted to use an area other than a square to determine the accurate mix of uses, but the Applicant must explain the basis for using the area, which cannot rely solely on using an area previously approved by the BZA (Subtitle Y, Sec. 301.7);

Whereas, the Applicant submitted an area to the BZA that includes part of square 1939 where its residential property is located and where chanceries for the Embassy of Cape Verde, Embassy of the Republic of Iraq, and Embassy of Norway, as well as, Soka Gakkai International are located;

Whereas, the Applicant has provided Certificates of Occupancy for the Embassy of the Republic of Iraq, the Embassy of Cape Verde, and Soka Gakkai International, but the neighbors of the embassy believe the submitted certificates may not be the most recent and that there are limits on the non-residential use not reflected in the older certificates for at least one of the embassies;

Whereas, the Applicant also proposes to include in the area part of square 2122, which begins on the eastern side of 34th Street and which was used by the Embassy of Norway, which is located on the east side of 34th Street, in a recent FMBZA case;

Whereas, in its November 14, 2018 letter to the FMBZA the Applicant explains that it included square 2122 because it includes more of the diplomatic uses centered on Massachusetts Avenue and those uses are more akin to its proposed use than the residential uses on 34th Place where the embassy is located, and further that it used almost the same area approved by the FMBZA in the recent case involving the Embassy of Norway;

Whereas, the residents in a letter to the FMBZA (Exhibit 39) argue that only the area of square 1939 should be used to determine the accurate mix of uses adjacent to the Ambassadorial Residence because it maps a distinct single-family neighborhood bordered by Massachusetts Avenue to the south and 34th Street to the east, and that the area on the western side of 34th Street, mapped as square 2122, has a very different character noted for its concentration of diplomatic properties:

Be It Resolved that ANC 3C finds that the Ambassadorial Residence is in the middle of square 1939 and appears consistent with and functions almost seamlessly in the square's residential neighborhood centered on 34th Place; and the ANC finds that the area east of 34th St. in square 2122 is a very different type of residential neighborhood where diplomatic uses predominate over residential uses;

Be It Resolved that the ANC interprets the Applicant's reason for not choosing to use square 1939 in its entirety as based on its predominate residential land area that would not create the desired mixed-use area;

Be It Further Resolved that ANC 3C finds that it is reasonable for the FMBZA to approve an area that included squares 1939 and 2122 for the Embassy of Norway case because that embassy and chancery has a large presence on Massachusetts Avenue and 34th Street where the embassy extends almost a block with diplomatic uses across the street in square 2122;

Therefore, Be It Resolved that ANC 3C finds that only square 1939 should be used to determine an accurate area and it must oppose the Applicant's conclusion that the proposed chancery and existing Ambassadorial Residence is located in a mixed-use area. Accordingly, the BZA should disapprove the application (Subtitle X, Sec. 201.7);

Be It Resolved that the Chair and her designee are authorized to represent the commission on this matter.

Attested by

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

Nancy J. MacWood

Chair, on November 19, 2018

This resolution was approved by a voice vote on November 19, 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 E:

Ms. Melinda Bolling
Director, Department of Consumer & Regulatory Affairs (DCRA)

Ms. Keith Anderson
Acting Director, Department of General Services (DGS)

Mr. Delano Hunter
Director, Department of Parks & Recreation (DPR)

Mr. Jeff Marootian
District Department of Transportation (DDOT)

Mr. Tommy Wells
Department of Energy & Environment (DOEE)

Re: Hearst Park Renovation and Pool Improvement Project

November 19, 2018

Dear Directors Bolling, Gillis, Hunter, Marootian, and Wells,

ANC 3C is writing to you today with regard to outstanding concerns related to the Hearst Park Renovation and Pool Improvement Project.

Environmental Impact

DOEE completed an environmental assessment of the project, informed in large part by the Environmental Impact Screening Form (EISF) completed Cox Graae + Spack Architects, the contractors retained for the project. Upon review of the EISF by DPR, DGS and relevant contractors, members of the community identified over a dozen discrepancies and unaddressed issues between the form's responses and what has been presented to the community in either reports and/or community meetings. Among the issues of greatest concern are those which are focused on stormwater management, including the following:

- Section II. 17: DPR and DDOT conducted an evaluation of Park and Idaho Ave ROW existing stormwater facilities. As reported to the community, these facilities are inadequate to support the Park's existing storm water influx. Additionally, the facilities have not been maintained for years.
- Section III. 2: As briefed to the community on October 2, 2018, the property now will include two two-story buildings with elevators (a pool house and a utility building). It was unstated whether the second building, like the first, will be supported by piers due the site's location on landfill. Nothing in the EISF or the supporting documents assesses the impact of a second two-story building.
- Stormwater management and project compliance with the 2013 DC Stormwater Management Rule has been the focus of ANC 3F, ANC 3C, CPCA and community interest groups' resolutions and individual citizen appeals. To date, no stormwater management study has been presented to show that the project's planned bio-retention facilities and green roof will meet standards. The description of the stormwater schema

delivered as supporting documentation to the EISF is a single drawing (ref. D) paired with a narrative that includes incomplete language such as, “These BMP’s [stormwater Best Management Practices] will treat the building roof and landscape feature areas. The BMP’s will then tie into the existing Springland Lane N.W. separate storm system and eventually outfall into the XXXXXXXX...” Yet, as identified in EISF Discrepancy II. 17, DPR and DDOT’s analysis indicates that the current stormwater drainage path planned for use by the development is inadequate and not maintained. Other inaccuracies exist such as identifying that the separate sewage system for intended discharge flows into the Anacostia River [as presented, the discharge is planned to be into the Melvin Hazen Tributary of Rock Creek which flows into the Potomac River].

ANC 3C and the community have concerns associated with the fact that inaccurate or incomplete responses were used to make final determinations with respect to environmental impact. Given the proximity to both the Melvin Hazen Tributary and a significant number of properties already facing stormwater management issues, it is incumbent upon the District to ensure that work within the Park includes accurate and comprehensive analysis of potential environmental impact, stormwater management, and environmental and heritage tree preservation plans.

Pedestrian Safety and Traffic Management

Surrounding Hearst Park – with a particular focus on Rodman, Idaho, Quebec, and 37th Streets – community members have identified existing pedestrian safety concerns including but not limited to needed crosswalks and repainting of existing crosswalks. Furthermore, elements of the EISF which touch on traffic and parking include discrepancies including:

- Section III. 6: The EISF reports that 55% of Park’s attendees will drive or carpool, yet DPR’s response to ANC 3C Resolution No. 2017-021 reported that Park users will “more than likely walk or bike to the site.”
- Section III. 7a: The response provided by contractors is inconsistent with the data provided in ref. B pg. 3. Further, peak hour data does not comprehensively represent recreational facility activity throughout the day during all four seasons. This flaw is common to both ref. B and the EISF. Finally, no parking study has been conducted.
- Section III. 10: No description was provided for the existing parking configuration. As noted above, no parking analysis was completed.

In order to ensure pedestrian safety in the area, it is imperative that studies be accurate and comprehensive both in completion and subsequent representation of content.

Recommendations

In consideration of the most pressing issues at this time, ANC 3C requests the following:

- 1) **DGS, DPR, DDOE, and DCRA require contractors associated with the project to revise the EISF** to ensure accuracy within all responses. ANC 3C further requests that DDOE review the revised EISF and potential environmental impact associated with the project.
- 2) **DGS and DPR complete a comprehensive stormwater management plan and tree protection plan**, inclusive of protocol for enforcement to protect the Melvin Hazen Tributary.
- 3) **DDOT conduct a community meeting that includes all relevant agencies and community stakeholders** (e.g. neighbors, DPR, DDOT, representatives from Roadside Development and Donohoe Development, and members of the Hearst Elementary School, Sidwell Friends School, and Stoddert Soccer communities) in early December. The purpose of this meeting would be to address traffic and pedestrian safety issues around the periphery of the park in order to comprehensively examine

existing safety gaps and identify future pain points given the range of local development projects on the horizon.

This letter was considered at a noticed, public meeting of ANC 3C on November 19, 2018 where a quorum was present. The letter was approved by voice vote.

If you have any questions about this matter, please contact Commissioner Hersh, at 3C05@anc.dc.gov.

Very sincerely,

Nancy MacWood
Chair, ANC 3C09

Cc: Commissioners of ANC3C
Mayor Muriel Bowser
Councilmember Mary Cheh