



**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-Jason Fink \* 03-Jimmy Dubois  
04-Beau Finley \* 05-Emma Hersh \* 06-Angela Bradbery  
07- Maureen Boucher Kinlan\* 08-Vicki Gersten\*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**  
**March 18, 2019 Public Meeting**  
**Cleveland Park Library, 3310 Connecticut Avenue, NW**  
**7:00 PM**

**Establishment of Quorum:**

The Chair, Commissioner MacWood, called the meeting to order at 7:00 pm and announced that there was a quorum. Commissioners Boucher and Fink were absent.

**Verification of Notice:**

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

**Approval of Agenda:**

Commissioner MacWood moved approval of the agenda. Commissioner Finley moved to table the Consent Calendar item regarding Cleveland Park Business Association's Main Street Proposal. Commissioner Finley's motion was approved by voice vote. The agenda, as amended, was adopted by voice vote.

**Announcements:**

1. Reminder about Cleveland Park / Woodley Park Village's services and offerings and encouragement to remember support for senior citizens in the community.

**Community Forum:**

1. Next Tuesday there will be a talk sponsored by the Cleveland Park Business Association at the Library.

**Consent Calendar:**

Commissioner Hersh moved approval of the consent calendar (as earlier amended), which included authorization to hold financial documents and ANC checkbook at Treasurer and Commissioner Boucher's home; a resolution regarding RPP Parking for the 3800 and 3900 block of Massachusetts

Avenue NW (see Attachment C); and a letter regarding Comment on Revised Draft Small Cell Antenna Regulations. Motion was approved by voice vote.

**Commission Business:**

**1. *Introduction of Zoo Chief of Police Covington and presentation by MPD Lt. Ralph Neal***

Commissioners discussed moving to a later meeting due to Zoo Chief of Police Covington and MPD Lt. Ralph Neal's inability to attend the meeting. Another Second District offer joined the meeting and provided a crime report: for the last month there was no violent crime or robberies. There have, however, been a rash of theft from autos, burglaries, etc. In the last month, MPD has brought officers over from other districts and since have seen a decline in crime numbers.

**2. *Consideration of a Resolution regarding the University of the District of Columbia's Equity Imperative Plan and First Choice initiative***

Commissioner Bradbery read and moved the resolution. Commissioner Reba recused himself from the discussion and votes due to a professional conflict. Commissioner Finley made a motion to amend the resolution to remove certain elements. Commissioner MacWood requested a roll call vote on the amendment.

3C01: Recused	3C04: Yes	3C07: Absent
3C02: Absent	3C05: No	3C08: No
3C03: Yes	3C06: No	3C09: Yes

The amendment failed.

The original motion was approved by voice vote. See Attachment A.

Commissioners Fink and Boucher arrived at the meeting.

**3. *Consideration of a Historic Preservation Review Board Application for a one story plus penthouse addition to 3432 Connecticut Avenue NW***

Tim Sachs, representative for the applicant, presented information. Commissioner Hersh read and moved the resolution. The motion was approved by voice vote. See Attachment B.

**4. *Consideration of a Resolution regarding DDOT Notification (19-34-PSD) of Proposed Installation of Contra-Flow Bicycle Lane on Woodley Place, NW***

Will Hansfield, Planner with DDOT, presented information. Commissioner Reba read and moved the resolution. Commissioner Dubois read and moved an amendment to the resolution. Commissioner Bradbery recused herself from the discussion and votes due to a personal conflict. Commissioner MacWood requested a roll call vote on the amendment.

3C01: No	3C04: Yes	3C07: No
3C02: Yes	3C05: Yes	3C08: No
3C03: Yes	3C06: Recuse	3C09: No

The amendment failed.

Commissioner MacWood requested a roll call vote on the main motion.

3C01: Yes  
3C02: No  
3C03: No

3C04: No  
3C05: No  
3C06: Recuse

3C07: Yes  
3C08: Yes  
3C09: Yes

The motion failed.

**Other Business:**

Commissioner MacWood moved to table other business until the April 2019 meeting. The motion was approved by voice vote.

**Adjournment:**

Commissioner MacWood moved to adjourn the meeting. The motion was approved by voice vote. The meeting adjourned at 8:50 p.m.

Attested by



Nancy MacWood, Chair, on April 15, 2019

*These minutes were approved by a voice vote on April 15, 2019 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 2019-003  
Regarding the University of the District of Columbia's  
Equity Imperative Plan and First Choice initiative**

WHEREAS, the University of the District of Columbia (UDC) is the only public institution of higher learning in the District of Columbia, and it requires an appropriate level of investment - operations and capital - to improve undergraduate, graduate, professional and workforce credential outcomes;

WHEREAS, the Equity Imperative is a community-informed strategic plan to regenerate the University of the District of Columbia as a public higher education model of urban student success;

WHEREAS, the vision of the Equity Imperative is that all students will achieve their highest level of human potential;

WHEREAS, Mayor Muriel Bowser seeks to “build safer, stronger neighborhoods, expand opportunity, and give all residents a “fair shot”;

WHEREAS, Mayor Bowser has provided strong support to the university in Fiscal Year 2019 through the first installment investment in the Equity Imperative;

WHEREAS, the University of the District of Columbia is a critical partner in ensuring that all District residents have “fair shot,” through education and skills development, to reach the middle class;

WHEREAS, the District of Columbia median household incomes reflect the economic outcomes of educational disparities;

WHEREAS, the University's Equity Imperative is designed to transform and close the economic gap by graduating productive tax-paying citizens and reducing the need for social spending;

WHEREAS, the national average state investment in public higher education is 5.8% of local funds, and the Equity Imperative seeks to increase the District local funds investment in public higher education to 1.8% of local funds from 1.1%;

WHEREAS, the University requests that a second installment of \$22 million in additional operating funds over its current base of \$82.7 million be allocated in the Fiscal Year 2020 District budget and that it receive \$677 million over the next six years for capital funding to achieve the goals and timetables of the Equity Imperative;

WHEREAS, this investment will enable the University to modernize infrastructure and enhance academic offerings and programs; and

WHEREAS, ANC 3C encourages Mayor Bower and the University of the District of Columbia to establish and identify strategic partnerships with District of Columbia vendors surrounding: recruitment, internships, hiring and funding.

**THEREFORE BE IT RESOLVED**, that ANC 3C urges:

- (1) Mayor Bowser to continue the investments in the University of the District of Columbia to help ensure the university is a first choice two-year and four-year institution for D.C.'s best and brightest; and
- (2) Mayor Bowser to fund the operational and capital modernization needs of the University of the District of Columbia at the requested level: \$22 million in operating subsidy over its current FY2019 base of \$82.7 million and a \$677 million infusion of capital funding over the next six years.

**BE IT FURTHER RESOLVED** that ANC 3C supports The Equity Imperative and urges Mayor Bowser to provide the University of the District of Columbia with the resources that reflect the commitment to providing a fair shot to the middle class through quality public higher education for all District residents.

**BE IT FURTHER RESOLVED THAT THE** Chair and/or their designee(s) are authorized to represent ANC 3C on this matter.

**Attested by**



Nancy J. MacWood  
Chair, on March 18, 2019

*This resolution was approved by a voice vote on March 18, 2019 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 2019-004  
Regarding a Historic Preservation Review Board Application (HPA 19-209) for  
Concept Review for 3432 Connecticut Avenue, NW**

WHEREAS, the owners of 3432 Connecticut Avenue NW, a contributing structure in the Cleveland Park Historic District that was built in 1922, have applied to HPRB for concept level review for a two-story stepped back addition and bringing the first floor to grade; and

WHEREAS, the existing building has 12 rent control units - of which five are occupied - and two retail spaces - of which neither are occupied; and

WHEREAS, the existing building is separated from the sidewalk by an approximately 6 foot high berm and stairs leading to the front door; and

WHEREAS, to bring the first floor to grade and construct a new first floor at street level, the applicant would remove the front berm; and

WHEREAS, the building is located in a commercial strip of Connecticut Avenue, an area where previously the berm has largely been removed in the block immediately to the north; and

WHEREAS, the proposal includes two front (first floor) entrances, one for retail and one for residential use; and

WHEREAS, a new limestone base would be added at the street level to match the existing limestone; and

WHEREAS, the existing brick on the first and second floors would be retained as the second and third floors; and

WHEREAS, brick facing would be carried down to the ground (street level) via two recessed bays at the sides of the building with new brick to match the existing brick; and

WHEREAS, the newly constructed fourth and fifth (penthouse) floors would be built atop the existing roof with massing toward 3446 Connecticut Avenue to align with its height and away from the lower height of the post office building; and

WHEREAS, the fourth floor would be faced with a light gray terra cotta rainscreen panel and the fifth floor would be faced with a light gray terra cotta vertical pattern rainscreen panel; and

WHEREAS, the number of apartments would increase from 12 to 18 units; and

WHEREAS, the green area would increase from 2,775 square feet to 3,173 square feet - not including a vertical green wall which the applicant will install facing neighbors at 3446 Connecticut Avenue NW; and

WHEREAS, tenants expressed concern about the loss of their homes due to the project; and

WHEREAS, in response to tenant concern, the applicant reverted plans from condos for sale to maintaining apartments; and

WHEREAS, given the rent control nature of units in the building, the landlord must comply with the laws and requirements associated with substantial rehabilitation of rent control housing in the District of Columbia including moving assistance and the tenants' "absolute right to re-rent [one's] Rental Unit immediately after the rehabilitation is completed"; and

WHEREAS, ANC 3C has received significant feedback from the community, the majority of which has been in support of the project; and

WHEREAS, representatives from the 3446 Connecticut Avenue NW board requested a sunlight study, aesthetic enhancements to the wall facing their property, and coordination on future re-pointing work; and

WHEREAS, the applicant has committed to a vertical green wall and conducted a sunlight study and submitted the results to the residents of 3446 Connecticut Avenue NW; and

WHEREAS, the Cleveland Park Historical Society's Architectural Review Committee (ARC) voted unanimously (9-0) on a resolution which did not object to either the proposed massing or berm removal (provided that no precedent is set for residential units) and offered recommendations for the materials used for the building as well as design elements; and

WHEREAS, the applicant submitted revised plans based on feedback from the ARC and ANC (via the Planning & Zoning Committee meeting).

THEREFORE BE IT RESOLVED that ANC 3C supports the proposed removal of the berm and massing;

BE IT FURTHER RESOLVED that ANC 3C requests that the applicants continue working with HPRB/HPO on creating a 4th floor design that is complementary to the existing building architecture;

BE IT FURTHER RESOLVED that ANC 3C requests that the applicants and architect conduct future work with the HPO staff regarding materials and design so as to maximally retain the integrity of the original building design;

BE IT FURTHER RESOLVED that this resolution is contingent on continued coordination with the immediate residents at 3446 Connecticut Avenue NW and owners at 3430 Connecticut Avenue NW;

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

**Attested by**



Nancy J. MacWood  
Chair, on March 18, 2019

*This resolution was approved by a voice vote on March 18, 2019 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 2019-Consent**

## Regarding RPP Parking for the North Side of the 3800 and 3900 Block of Massachusetts Avenue

Whereas ANC3C has received RPP parking petitions from more than 51% of the residents for the north side of the 3800 and 3900 blocks of Massachusetts Avenue (Mass. Ave.);

Whereas 10 single family homes on the North Side of the 3900 block of Mass. Ave and 7 single family homes on the North Side of the 3800 block of Mass. Ave. that do not have RPP designation;

Whereas the South Side of Mass. Ave. has rush hour parking restrictions from 7-9:30 AM and the North Side of Mass. Ave. has rush hour parking restrictions from 4-6:30 PM;

Whereas neighboring blocks of Mass. Ave. are designated RPP and have identical parking restrictions during rush hour;

Whereas residents of the 3700 block and the 4200 block of Mass. Ave. NW qualify for RPP parking;

Whereas the south side of the 3900 block of Mass. Ave., namely 4000 Massachusetts Avenue has RPP parking;

Whereas rush hour restrictions makes it impossible for neighbors to park in proximity to their homes due to RPP parking designation in the neighborhood;

Whereas homeowners in the 3800 block and 3900 block of Mass. Ave. often receive tickets for not moving their cars by exactly 4PM;

And whereas, RPP designation would allow cars to be parked off Mass. Ave. and allow traffic during rush hour to progress more smoothly;

Whereas this request does not include 3855 Mass. Ave, 3810 Mass. Ave, and 3801 Mass. Ave., the non-residential properties on the North and South sides of Massachusetts Avenue;

Whereas regardless of RPP signs on the street, residential homeowners on the north side of the 3800 and 3900 blocks of Massachusetts Avenue should be able to receive Ward 3 parking permits to park within proximity of their homes during rush hour;

Whereas the ANC3C would like to consult to consult with DDOT for the appropriate RPP parking restrictions;

Therefore, BE IT RESOLVED THAT ANC3C supports RPP designated parking on the North side of Massachusetts Avenue for odd-numbered residential homes in the 3800 block from 3811-3843 and ANC3C supports RPP designated parking on the north side of Massachusetts Avenue in the 3900 block of Mass. Ave.

FURTHER BE IT RESOLVED THAT the Chair and Commissioner for ANC307 or their designees are authorized to represent the Commission in this matter.

**Attested by**



Nancy J. MacWood

**Chair, on March 18, 2019**

*This resolution was approved by consent agenda on March 18, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*