

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



ANC3B Public Meeting Minutes
June 14, 2018

Chairman Brian Turmail (ANC3B05) opened the meeting at 7:00 pm. All the other Commissioners were also in attendance: Ann Mladinov (ANC3B01), Jackie Blumenthal (ANC3B02), Melissa Lane (ANC3B03), and Mary Young (ANC3B04), which constituted a quorum.

Commissioner Blumenthal made a motion to approve the agenda as presented. The motion was seconded and the Commission approved the agenda by a vote of 5-0.

Police Report

Lt. Ralph Neal presented the monthly police report for PSA 204 for the most recent 30-day period. The crime statistics showed very low crime, especially in ANC3B. There were no robberies and only one reported violent crime, an assault without gun or knife. For property crimes, one burglary was reported compared to 3 last year for the same time period; one stolen auto, 14 thefts from autos compared to 11 last year, and 24 general thefts compared to 31 last year. Total property crime was down from 45 to 40.

Lt. Neal reminded people to keep their cars locked and parked in lighted areas, with an alarm if possible, and install security cameras at private residences to supplement police patrols. He committed that where crimes are happening, MPD will assign extra officers to that area.

Chairman Turmail asked if people can call MPD's Second District when they are going to be away on vacation to ask the MPD to put their home on special watch. Lt. Neal said that continues to be the policy and people are welcome to email him or call the police station to say they will be out of town and the address will be given to the sergeant for special attention during that time. He also said he is keeping officers assigned to areas where traffic and speeding have been reported, including Tunlaw, Cathedral Avenue, and 40th Street.

DC Water Presentation on Green Infrastructure (GI) Potomac River projects planned in ANC3B

Chairman Turmail introduced the first presentation about the green infrastructure (GI) projects planned for the Glover Park area, as part of DC Water's Clean Rivers Project, the \$2.7 billion capital program to build a series of huge storage tunnels to hold excess stormwater along with green infrastructure in some of the older neighborhoods that have Combined Sewer Systems (systems where the same sewer mains serve as both stormwater sewers and sanitary sewers). The purpose is to meet the federal consent decree to nearly eliminate sewage outflows into the Potomac and Anacostia Rivers that have been occurring when storms produce so much run-off that the Combined Sewer Systems cannot handle it. The presentation team included Seth Charde, GI Construction Manager for DC Water Clean Rivers Project, led the presentation on the plans for Potomac River Project A in the Glover Park area. He was accompanied by Amanda Zander, DC Water's GI Public Outreach Coordinator; Kathy Poole, Resident Engineer for RK&K Construction Management; and Vannia Saavedra, Project Manager for Fort Myer Construction, contractor for the project area.

Before the presentation on the GI projects planned for Glover Park, Mr. Charde said he team understood there was some concern in the neighborhood about DC Water's planned construction office and staging area

that was proposed for the corner of Massachusetts Avenue and Idaho Avenue, on part of the lawn at 4000 Massachusetts Avenue, which many residents had attended the meeting to hear about. Mr. Charde apologized to the residents including the ANCs for not doing a better job of being in touch about the utility's plans. He said there was an error in their "alert" system that is supposed to generate automatic notices to the relevant ANCs, 3B and 3C. But he reported that DC Water had heard that day from its contractor, Fort Myer, that the project would not be using that construction office and staging area. Instead, the contractor would be making deliveries of construction materials on demand, without any staging area in the community, and the construction office would be off-site.

Mr. Charde then presented the plans for the Glover Park GI projects. He explained that the area would be getting 5 bioretention areas ("rain gardens") on 40th Street as well as 4 sections of permeable pavement in alleys between 39th Street and 40th Place, and 15 sections of permeable pavement in parking lanes on 39th and 40th Street and 40th Place, between W Street and Benton Street. He pointed residents to the interactive map at www.dewater.com/potomacrivergreen to identify the exact locations. He said the sites had been chosen to create the maximum benefits, suit the conditions of the planter areas along the streets, and avoid conflicts with other utility projects.

Mr. Charde said that construction would start later in June or in July and would last through March 2019. Work is planned between 7 am and 7 pm Monday through Friday, with Saturdays reserved as "make-up days" in the event of bad weather. He said the work would be phased block by block to minimize disruption, and DC Water would have permits from DOEE and DDOT for occupancy of the public space. Mr. Charde also reported that DC Water would be conducting pre-construction as well as post-construction monitoring to make sure the project plans were working effectively.

He described the steps in construction:

1. Mark existing utilities in the area
2. Dig test pits to verify the location of the utilities
3. Notify the neighborhood one to two weeks in advance
4. Provide notices ("door hangers") at the properties to be affected, closer to the start of the work

For the permeable pavement, DC Water typically removes the existing pavement, excavates the area, and makes the sewer connections, installing "underdrains" below the ground to carry water to the Blue Plains treatment plant after run-off has filtered through the pavement and layers of sand and gravel laid beneath it. After that, the area is backfilled and permeable pavement is completed. Mr. Charde said that Fort Myer would be responsible for the construction, and Fort Myer workers would be wearing easily identifiable yellow safety vests.

Beforehand, steps would include tree protection, erosion and sediment control, and safety precautions. To maintain the projects for the longer term, DC Water already has a maintenance team in place which will inspect and clean the project areas, water and trim vegetation, clean the underdrains, remove trash at least monthly from the gardens and paved areas in the alleys, streets, and rain gardens, and vacuum the pavement every month to remove loose gravel and sediment.

Chairman Turmail asked when neighbors should expect streets or alleys to be closed, and whether the door hangers will let them know when they need to move their trash cans. Mr. Charde said Fort Myers will have 3 crews starting on 3 different sites and they will try to maximize access to streets and alleys; each portion of alley will be opened when the work is done. He said during construction while alleys are closed, residents will be instructed to bring their trash and recycling to the front of the home, DPW crews will be told to pick up from the street side instead of the alleys through those weeks, and notice will be provided to DPW when they should return to using the alleys. Ms. Zander said that DC Water will provide notice to residents when the projects will require people to move their trash and recycling to the street and then return to the alleys.

Commissioner Young thanked DC Water for taking care of the concerns about the proposed staging area at 4000 Massachusetts Avenue. She also asked if the GI projects would take pressure off the urgency of the Glover-Archbold Park Sewer Rehabilitation Project, which had seemed so urgent 5 years ago. Mr. Charde responded that the projects were not connected.

Other residents in the area around 4000 Massachusetts asked about the process for selecting their corner for a staging area and whether DC Water would have more contact with residents and building managers about future projects. Ms. Zander said that DC Water usually starts by informing the ANC about planned work and then goes door to door to inform residents who are likely to be affected. She emphasized that though there was no provision for comment in advance, DC Water didn't go ahead with the planned staging area because of the reaction from the ANC, based on concerns of residents, and her office is always available and interested in hearing comments. Another resident asked how the permeable pavement projects could be accomplished on the proposed timetable in Glover Park when the permeable alley near Cathedral Avenue took 6 months to complete. Mr Charde said that DC Water has experience with installing permeable pavement in the Rock Creek project area and the projects have typically taken 3 to 6 weeks. He added that Fort Myer has worked on the Alley-palooza project and partnered with DDOT to install permeable alleys in 6 other locations and came up with a standard design for the projects, using the same spacing and depth of excavation, so the process takes less time. For the alleys, he team is also using pre-cast pavers. For the sidewalks, the work has to be designed to accommodate the location, especially the tree roots, so the work crews have to be flexible.

Other questions related to whether there would be more rodents in the area because of the GI construction work. Mr. Charde said that had not happened in DC Water's Rock Creek project area, but if the crews did see signs of rodents, they would take steps to remove them.

Since the presentation showed a second and third phase for the GI projects, a resident asked if the future phases would involve the same locations. Mr. Charde responded that DC Water would take a 2-year break between phases and would come back to build other GI projects, evaluating the locations at that point. He also assured residents that DC Water would not be planning to have a construction office or staging area in the community for any future phases of the GI project.

Ms. Zander committed to being in touch with the ANC in the next few days with a list of the initial projects and a notice about where and when the work would be happening.

Request for Zoning Special Exception for Union Building at 2461 Wisconsin Avenue

Commissioner Blumenthal introduced Ben Strasser and Preston Brown, representatives of Kindercare, the company that is applying to use the "Union Building" at the corner of Calvert Street and Wisconsin Avenue for a child care/day care center for up to 129 children ages 1 to 5, with up to 25 or 30 employees. The zoning code specifically allows such uses at that location if the Board of Zoning Adjustment (BZA) grants the applicant a special exception. The representatives explained that they would like to renovate the interior of the building and move the entrance away from the corner, but keep the structure at the existing height and footprint, with only minimal changes in appearance. They also plan to reconfigure the existing parking area to meet legal standards, reduce the width of the curb cut and, provide 6 accessible parking spots. Because the permitting takes time, their hope is to open in late 2019 or early 2020. They said they have been working with DDOT and the Department of Parks and Recreation to deal with parking and traffic aspects of the proposal. Pick-ups and drop-offs will be staggered over several hours. They are hoping to arrange for a few parking spots on Calvert Street for drop-offs between 7 and 9 am and pick-ups between 4 and 6 pm. They also are hoping parents will be able to use from 2 to 5 spaces in the parking lot at Guy Mason and they have reached agreement with DPR for use of 4 spaces. They expect that many people who use the day care services at that location would live in the neighborhood, and would not generally need to drive or park there. Commissioner Blumenthal noted that child care had been identified as one of the needs in the neighborhood.

She opened the floor for questions. One resident asked if the day care center would serve special populations. Mr. Brown said Kindercare would be looking into the needs for Spanish language or for children with disabilities. The plan would be to accommodate them in the same classroom with other children. Another resident asked if the facility would be accredited. Mr. Brown said that is the hope. Kindercare offers child day care at 4700 locations, including several in Washington, DC, and 99% are accredited.

One resident asked if removing the No Left Turn was going to be removed at Massachusetts Avenue and Observatory Circle in the afternoon rush hour, which could affect the amount of traffic passing the Union Building. Commissioner Blumenthal said DDOT plans to remove the No Left Turn after putting in some traffic calming on Observatory Circle. Commissioner Turmail mentioned that Stoddert Elementary School may provide a model: The school has 400 students and extremely limited space for pick-ups and drop-offs but MPD has positioned a traffic enforcement officer at the school to enforce traffic laws and it works. Mr. Brown said Kindercare would see if an officer was needed at the site to ensure that traffic moves, and would do whatever is needed to make sure parking and traffic are not a problem.

Commissioner Blumenthal made a motion to vote on a resolution supporting the special exception Kindercare is requesting. The motion was seconded and the Commission voted 5-0 to adopt the resolution.

Request for Zoning Special Exception and Variance for Addition at 4017 Davis Place

Commissioner Lane introduced lawyer Samantha Mazo representing Rhode Island Condos LLC developer proposing to build a rear addition and a full third story onto the existing two-story 3-unit apartment building at 4017 Davis Place to create a total of 8 condominium units, all with 2 or 3 bedrooms. Ms. Mazo said city zoning officials recently expanded the special exception standard, so the developer had submitted an application to the BZA for a special exception. The zoning application also asked BZA for a variance to add a fourth level with habitable space (a large master suite in the top two condo units), which would go beyond the zoning standards for the neighborhood limiting building height in the RA-1 residential apartment zone. to no more than 40 feet/3 stories above the basement After ANC members expressed concern about the proposal for habitable penthouse space at the fourth floor level, the developer had agreed to modify the plans to remove the fourth level. Ms. Mazo said the new plan would be submitted to BZA and would be consistent with what is allowed as a matter-of-right under current zoning. Ms. Mazo also explained that the developer would be providing 4 parking spaces, almost double what is required under zoning, and would also be retaining the character of the neighborhood by constructing the third floor to look like a mansard roof instead of a full third story. A BZA hearing on the case was scheduled on June 27. Commissioner Lane made a motion to vote on a resolution recommending the BZA approve the special exception and deny a variance. The motion was seconded and the Commission voted 5-0 to approve the resolution as written.

Good Guys Request for Modification to Existing Settlement Agreement at 2311 Wisconsin Avenue

Commissioner Blumenthal explained that Good Guys had asked to modify the hours an extra security person is required inside the establishment, under the settlement agreement with ANC3B that is attached to Good Guys' liquor license. Good Guys requested that instead of having an extra security person every night starting at 7 pm, extra security only be required from 7 pm Friday and Saturday, 9 pm on Sunday, and 10 pm Monday-Thursday, though closing time at 2 am on weeknights and 3 am on weekends. Commissioner Blumenthal made a motion to vote on a resolution to accept Good Guys' request for a modification to the settlement agreement. The motion was seconded and the Commission voted 5-0 to approve the resolution as written.

Letter of Support for Glover Park Day on September 15, 2018

Commissioner Lane presented a letter to the DC Parks of Recreation from ANC 3B supporting the 29th Annual Glover Park Day to be held on the rain date of Saturday, September 15, because the weather caused the event to be canceled on the original date June 2. Commissioner Mladinov made a motion to vote on approving the letter. The motion was seconded, and the Commission voted 5-0 to approve and send the letter.

Updates and Information

Commissioner Blumenthal reported on the follow-up to the discussion at the ANC3B May meeting about the Glover Park commercial area. She reported that 37 people signed up as interested and more than 30 people participated in the first organizational meeting at the Glover Park Hotel, divided into committees, and left with things to do. Commissioners Blumenthal and Lane and the committee chairs formed a steering committee. The group is working on outreach to businesses and residents, and is studying options for how best to support Glover Park’s commercial area.

Commissioner Blumenthal also mentioned that what had been the Mad Fox Taproom is proposed to become a Wingo’s restaurant with 125 seats, and the Saigon Kitchen space will soon be occupied by a restaurant serving Uyghur cuisine (cooking from far western China). The owners operate a similar restaurant in Fairfax.

Commissioner Turmail reported there had been a rodent issue on W Street, which the Mayor’s Ward 3 community liaison Russell Rowe had helped with.

Commissioner Mladinov announced that the DC Council would have a hearing on CM Cheh’s proposed leaf blower legislation on July 2.

Open Forum

Nicholas Kram Mendelsohn from Mary Cheh’s Constituent Services Office introduced himself. He was attending the meeting for Ona Balkus and invited residents to contact them with any constituent services questions that arise.

Administrative Matters

Chairman Turmail introduced the minutes of the Commission’s May public meeting. Commissioner Mladinov made a motion to approve the minutes. The motion was seconded and the Commission voted 5-0 to approve the minutes.

Treasurer Mary Young presented the monthly financial report for May.

ANC3B May 2018 Financial Report

OPENING BALANCE:	\$ 9,719.51
Income:	\$0.00
Total Income:	\$0.00
Outgoing:	\$ 0.00
Total Outgoing:	\$0.00
CLOSING BALANCE	\$ 9,719.51

Commissioner Mladinov made a motion to approve the ANC3B monthly financial report for May. The motion was seconded and the Commission voted 5-0 to approve the financial report as presented.

Chairman Turmail announced that the next public meeting of the Commission would be held on Thursday, June 13.

Chairman Turmail made a motion to adjourn the meeting. The motion was seconded and the Commission voted 5-0 to adjourn.

The meeting adjourned at 8:44 pm.