

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



ANC3B Public Meeting Minutes
Thursday, September 12, 2019

Vice Chairman Jackie Blumenthal (3B02) opened the meeting at 7:00 pm. Other Commissioners in attendance were Ann Mladinov (3B01), Melissa Allen (3B03), and Mary Young (3B04), which constituted a quorum. (Three of the five Commissioners make a quorum.) Chairman Brian Turmail (3B05) was out of town and not able to attend.

Commissioner Mladinov made a motion to approve the agenda. The motion was seconded, and the Commissioners voted 4-0 to adopt the agenda as presented.

Police Report

Lt. Ralph Neal of MPD Second District gave a brief report on crime in the area in the previous 30 days. The statistics from August 13-September 12 showed a total of 24 crimes in ANC3B, compared to 18 last year at the same time. The crimes reported in 2019 included one violent crime, sex abuse, as well as 23 property crimes (5 stolen vehicles, 6 thefts from automobiles and 12 other thefts). Lt. Neal urged residents to lock their vehicles and make use of the security features built into newer vehicles.

Plans for redevelopment of the current Georgetown Carpet building at 2208-2212 Wisconsin Avenue

Abdo Roffe of Coba Properties presented plans for redeveloping the property to replace the current one-story structure by excavating the lot to create an underground parking garage for 20 vehicles and constructing a four-story building. The structure is planned to include retail space on the first floor and three floors of market-rate rental apartments with a total of 36 units (12 units per floor including 6 studios, 6 two-bedroom units, and the rest one-bedroom units). He said there would be no affordable units in the building as it is a matter-of-right building and there is no inclusionary zoning requirement in that zone. The building would also have a penthouse with mechanical equipment as well as a small recessed roof deck with tables and grills for use by residents. He said he expects construction to start in December 2019 or January 2020 and take 12-15 months. Several neighbors asked questions about plans for construction hours, noise, parking in the alley, and potential effects of shaking from the excavation. Mr. Roffe said that there would be engineers on the site every day to monitor construction, all regulations on hours and noise would be followed, the alley would only be blocked periodically for short periods to allow movement of soil or equipment short during construction. The company plans to hire a construction management company but that company has not yet been identified. The company also plans to reserve the parking spaces along Wisconsin Avenue for vehicles associated with the construction, so the alley will not have to be used for that purpose. Mr. Roffe agreed to meet with the neighbors to discuss concerns and resolve issues, and committed to providing a telephone number that nearby neighbors could use 24/7 if they have any questions or concerns during construction so any problems can be addressed immediately.

Discussion of Pepco's proposed \$162 million rate increase and change in ratemaking approach

Marc Battle, Pepco's Region Vice President for Government and External Affairs, described his company's application to the District Public Service Commission (PSC) for an increase in electric distribution rates over a 3-year period. In the same application, Pepco is also asking to be allowed to set rates to cover forecasted

future expenses rather than the current process of requesting rate increases to cover expenses the utility has actually incurred. Mr. Battle said that Pepco is facing significant increases in costs due to needs for ongoing replacement and improvement in the local distribution system, additional demand for electric connections to meet growth in the District population (1000 new residences a year), technology changes, and increasing shifts to solar and distributed generation. He also said the proposed multi-year rate increase would increase predictability of rates and allow both the company and customers to budget better and would save the costs of lawyers and other staff required to go through a rate case at the PSC every year. Instead the PSC would hold an annual reconciliation process to assess whether Pepco overestimated or underestimated its expected costs. Another element of Pepco's proposal would be new Performance Incentive Mechanisms (PIMs) the company offers to cover factors such as reliability, customer service, and connections to customers using solar energy, providing for bonus payments or penalties depending on whether the company meets or falls short of performance targets.

Anjali Patal from the DC Office of People's Counsel (OPC) noted that the PSC already is implementing performance standards in those areas so it would be important to avoid duplicating or interfering with the existing mechanisms. Though OPC has not yet adopted an official position on the Pepco's proposals, OPC is carefully studying the full application to assess the potential effects on customers and will be participating as a formal party in the PSC case. She also observed that Pepco's forecasts of its expenses have not always been accurate; recent requests for rate increases have exceeded what the PSC approved by \$100 million. The current rate increase would mean an average increase in residential monthly Pepco bills of \$6/month in the first year, \$3.85/month more in the second year, and another \$3.50/month in the third year. If the PSC does not approve the multi-year rate increase, Pepco has asked for a one-year rate increase of \$88 million increase as an alternative.

Ms. Patel announced that there will be a technical workshop to help people understand the Pepco proposal, followed by time for legal filings, evidentiary hearings, and a community hearing in the spring for members of the public and ANC's to express their views on the application. The PSC expects the full proceedings to take until September 2020 before a decision could be issued, so none of the proposed rate increase could take effect until after that time.

Resolution regarding Kimpton Glover Park Hotel proposed roof deck restaurant/bar Commissioner Blumenthal presented a resolution noting the special views from the roof of the Glover Park Hotel and the potential benefits to the community of having a restaurant/bar service on a roof deck there, and urging ANC3C and the Massachusetts Avenue Heights Citizens Association (MAHCA) to resolve issues over the plans for the roof deck project so it can move forward. Matt Wexler of Foxhall Partners (owner of the Kimpton property) was also in attendance and supported the resolution. Commissioner Blumenthal made a motion to vote on the letter. The motion was seconded and the Commissioner voted 4-0 to approve the resolution.

Letter to DDOT supporting its decision to restore morning rush hour parking on northbound Wisconsin Avenue in the Glover Park commercial area

Commissioner Blumenthal presented a proposed letter to the District Department of Transportation (DDOT) in favor of its notice of intent to remove the No Parking restrictions during morning rush hour on a stretch of the east side of Wisconsin Avenue in Glover Park. She explained that after Wisconsin Avenue was returned to the original 6-lane configuration in 2014, following the experiment to reduce the street to 4 lanes, the original morning rush hour parking on the east side of Wisconsin was never re-established. This left businesses in the area, including the paint store and bagel shop, without convenient parking in the important early morning hours. Through the past 5 years, ANC3B has approved a resolution and continued to ask DDOT to make that change. Commissioner Blumenthal thanked the Mayor's liaison to ANC3B, Rich Harrington, for assisting in getting DDOT to take action on this matter. Commissioner Blumenthal made a motion to take a vote on the letter. The motion was seconded and the Commission voted 4-0 to approve and send the letter to DDOT.

Letter to DDOT on the Final Recommendations in its “Rock Creek Far West Livability Study”

Commissioner Mladinov gave a summary of the 10 recommendations in ANC3B that DDOT was preparing to make to address traffic safety concerns in Glover Park and Cathedral Height, as part of the Final Report of the 9-month livability study, due to be published on September 30. The recommendations included ongoing pedestrian safety issues on Cathedral Avenue, as well as the intersections of Calvert and Wisconsin, Fulton and Wisconsin, and Garfield and Wisconsin, and the Tunlaw Road-37th Street corridor. Ted Van Houten, Project Manager for DDOT, said that implementation of the recommendations would take from less than a year to 8 years. Commissioner Mladinov presented a draft letter to DDOT supporting the recommendations and encouraging DDOT to begin immediately to implement the improvements. The letter also urged DDOT to continue to work with residents and the ANC on the recommended longer-term studies, sharing designs and seeking public comments as the livability project proceeds. Commissioner Mladinov made a motion to vote on the letter. The motion was seconded and the Commission voted 4-0 to approve and send the letter to DDOT.

Letter asking the city to reconsider agreement between Department of Parks and Recreation (DPR) and Maret School covering use of Jelleff playing field

Commissioner Blumenthal presented a proposed letter to the Mayor and the Chairman of the DC Council urging reconsider DPR’s agreement to extend for 10 years the arrangement for Maret School to maintain the playfield at Jelleff Recreation Center and use the field for Maret sports teams during most weekday afternoons after school. In 2010, Maret agreed to improve the field at its expense and have the weekday use of the field, and the agreement was up for renewal this year. Several nearby schools including Hardy Middle School do not have regulation play fields that school teams and other groups can use and have hoped to be able to have more access to the Jelleff field. Commissioner Young emphasized the importance of equity in use of facilities at DPR properties. Commissioner Blumenthal made a motion to vote on the letter. The motion was seconded and the Commission voted 4-0 to approve and send the letter.

Open Forum There were no other comments.

Administrative Matters

Commissioner Mladinov presented the minutes of the Commission’s July meeting. Commissioner Blumenthal made a motion to take a vote on the minutes. The motion was seconded and the Commission voted 4-0 to approve the June minutes as presented.

Treasurer Mary Young presented the monthly financial report for July and August:

July-August 2019 Financial Report

OPENING BALANCE:	\$7,650.23
Income:	\$ 0.00
Total Income:	\$ 0.00
Outgoing:	\$2,459.25 Check #1307 for a grant to Community Foodworks
Total Outgoing	\$2,459.25
CLOSING BALANCE:	\$ 5,190.98

Commissioner Blumenthal made a motion to approve the report. The motion was seconded and the Commission voted 4-0 to approve the July-August financial report as presented.

Commissioner Blumenthal announced the next ANC3B public meeting would be Thursday, October 10.

Commissioner Blumenthal made a motion to adjourn the meeting. The motion was seconded and the Commission voted 4-0 to approve. The meeting adjourned at 8:30 pm.