

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



ANC3B Minutes
June 12, 2014 Public Meeting

The meeting was called to order at 7:01 PM by Chairman Brian Cohen. Commissioner Blumenthal, Commissioner Young and Commissioner Fiorillo were present.

Chairman Cohen presented the meeting agenda, which was approved by a unanimous vote.

Mark K. Battle, Esq., Vice President PEPCO Region, District of Columbia, presented information regarding the acquisition of PEPCO by the Chicago based Exelon Corporation that occurred April 30, 2014. Mr. Battle began by saying that Exelon would honor all collective bargaining agreements that PEPCO has entered into for two years after the finalization of the acquisition. He emphasized that there would be no reduction in manpower at DC locations and there would be no reduction in public funds that the former PEPCO has committed to community service or reliability projects. Mr. Battle stated that this acquisition is in the best interest of the public and that Exelon will continue to pursue a higher benchmark for reliability in the areas of DC that it services. Some in attendance asked if DC might get swallowed up by this large corporation headquartered out of Chicago. Mr. Battle replied that the decision making for reliability and management of DC electrical power issues would take place in DC. When questioned about specific power outages in DC and especially Glover Park and Cathedral Heights, he stated that he was not familiar with specifics of each power loss and these questions are best directed at the engineering organization at the DC office. Mr. Battle stated that Exelon would abide by the laws of the District of Columbia and was quite aware of the interaction of the Office of People's Counsel in DC.

Officer Bryant, Second Police District, presented a police report for the last 30 days, 05/11/2014 to 06/10/14. The following are significant to report: 2-Robbery with Gun, 2 – Burglary, 21 – Theft, 8 – Theft from auto, 1 – Stolen auto. There was a 32 % increase in the total crime from the same period last year. Officer Bryant stated that the increase in thefts from autos is due to car owners leaving doors unlocked and laptops, cell-phones and GPS device in clear sight. The 2 reported burglaries occurred when no one was at home and in each case the intruders forced a basement door that was obscured by a porch. Lt. Neal from Second District Police explained that robberies with a gun showed a 100% increase from the same time period last year, which equated to one robbery with a gun last year between 5/11/2013-6/11/2013 and two this year between 05/11/2014–06/10/2014. Lt. Neal provided additional information about what many had heard was a “random sexual assault that happened to a waitress leaving a Glover Park restaurant.” Lt. Neal stated that the assailant was a former companion of the victim, they knew each other and this was more of a relationship that ended on a sour note. Captain Grisham spoke briefly about why some information is not released to the public immediately after a crime has occurred. Captain Grisham stated the privacy, confidentiality, public safety, threat to the public and on-going investigation of a crime are

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3B01 N. GLOVER PARK JOE FIORILLO	3B02 E. GLOVER PARK JACKIE BLUMENTHAL	3B03 W. GLOVER PARK CHARLES FULWOOD	3B04 CATHEDRAL HEIGHTS MARY C. YOUNG	3B05 S. GLOVER PARK BRIAN A. COHEN
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considered before all the salient events and suspects involved in a crime are released. Captain Grisham informed all that the MPD has a list serve on Yahoo Groups that provides information in regards to incidents that happened, arrests and safety alerts.

Martin Sullivan, attorney for developer Guy Prudhomme appeared before the ANC along with many neighbors from the Fulton Street community to discuss Mr. Prudhomme's application for a zoning exception to tear down the properties at 3915 and 3919 Fulton Street and build two six-unit condos. At the May ANC meeting the developer and attorney appeared before the ANC to request Zoning Exception for new construction at 3915 and 3919 Fulton Street. The exception requested at that time was to allow development on 45 % of the lot instead of the 40% allowable in the zoning code. After discussion with the developer, architect, and neighbors in attendance the ANC by unanimous vote, 5-0, gave contingent approval of the Zoning Exception if the developer and architect would forward to the ANC a revised approach to the stairwell color, front façade design and the developer's plans for tree removal and re-planting.

Since that time, and as of the June ANC meeting, the developer dropped his request for exception to the 40% development and modified the exception request, requiring additional ANC consideration. The intent of this meeting was to approve or deny the developers' request before the ANC to demolish the two existing single family homes and build a three story condo on each property. Originally the design was for a two-story condo on each lot. Martin Sullivan and Mr. Prudhomme provided information and drawings in regards to the new three-story condos. Mr. Prudhomme and Mr. Sullivan attempted to solicit the neighbors support in developing the property into condos and provided reports and design drawings about the cost of the condos, likely buyers for the condos (empty nesters), size of each condo, parking, trash removal, a completed traffic study, a landscape plan, developers' financial status and his ability to complete the projects, construction hours and safeguards and amount of time to complete the projects (both in 6 months) if approved.

Neighbors from Fulton Street, Watson Place, Garfield Street, 39th Street presented many concerns in regards to development of these two properties. Neighbors presented concerns that focused on population density increase, more cars, additional traffic through the neighborhood, noise, proposed roof top decks generating after hours noise, sub-leasing condos to renters once they are sold, lower level of the proposed units being well suited for communal living, Mr. Prudhomme's financial ability to complete the projects, loss of old growth trees and construction disruptions to the neighborhood. The main concern by all the neighbors was that the design of the new buildings didn't fit in with the existing architecture. The neighbors encouraged the ANC to consider what affect this development would have on the Fulton Street community. Chairman Brian Cohen stated that Mr. Prudhomme, as a matter of right, can renovate each building into apartments, leaving the existing brick fronts, but making worse many of the negatives issues that the neighbors focused on during this discussion of the proposed condos. It was noted during the discussion that the property at 3921 Fulton Street, which is being converted to apartments by matter of right, has been in a renovation process for over a year.

After hearing both the neighborhood concerns and the presentation by the developer and his attorney, ANC3B recommended that the two sides meet to try and resolves their differences and another public, ANC3B Special Meeting was scheduled for June 23, 2014, 7 PM at the Stoddert School

–Glover Park Community Center to make the community aware of any progress or additional issues and to allow the ANC to vote on the exception request prior to the hearing before the zoning board.

Agenda item, Discussion and Potential ANC 3B Vote Regarding Delays in Glover Park Infrastructure Projects was tabled.

Open Forum:

Commissioner Fiorillo announced that the renovation of the Guy Mason Playground was due to begin the middle of July. Commissioner Fiorillo would check with DGS and provide an update as required.

Chairman Cohen announced that during the summer, six demountable classrooms will be installed on the parking lot adjacent to the Stoddert Elementary School to handle the additional students projected for the Fall semester and that the ANC would, at a later meeting, address the loss of teacher parking at Stoddert.

Minutes of the May 2014 meeting were presented. Motion was made, seconded and approved by unanimous vote to accept the minutes of the May 2014, ANC3B Public Meeting.

2014 May Financial Report was presented. Motion was made, seconded and approved to accept the ANC3B May 2014 Financial Report provided below.

ANC3B – May 2014 Financial Report (Approved at June 2014 Meeting)

Checking Account

Opening Balance: \$2,283.40

Checks: #1229 in the Amount of \$365.13 Grant to Boy Scout Chris Kunk for Eagle Scout Project.

Debit: \$71.59 Client Analysis Service Charge-mandatory by DC Auditor

Credit: \$58.18 – Reimbursement by Boy Scouts for Grant for Eagle Scout Project

Closing Balance: \$1904.86

Motion was made to adjourn the meeting at 9:16 PM and was approved by unanimous vote.