

**ADVISORY NEIGHBORHOOD COMMISSION 3-C
GOVERNMENT OF THE DISTRICT OF COLUMBIA**

Cathedral Heights · Cleveland Park · Massachusetts Ave. Heights · McLean Gardens · Woodley Park

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I. CALL TO ORDER

Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for June 19, 2006 at 7:34 p.m. The meeting was held in the community room at the Second District Police Station, 3320 Idaho Avenue, NW, Washington, DC 20008. Other commissioners present included Bruce Beckner, Catherine May, Trudy Reeves and Stephanie Zobay. Commissioner Deborah Jane Lindeman arrived at 7:39 p.m.

II. VERIFICATION OF NOTICE

Chair MacWood verified that the proper notice was published in the Northwest Current and posted on the Cleveland Park list serve, the Woodley Park list serve, and the ANC3C website.

III. ESTABLISHMENT OF QUORUM

At 7:34 p.m. Chair MacWood acknowledged that a quorum (at least five members of the commission) was present.

IV. APPROVAL OF AGENDA

Chair MacWood moved the following agenda for approval:

A. Community Forum

1. Presentation by the Protestant Episcopal Cathedral Foundation representatives of proposed parking garage hours and fees.
2. Presentation by Sidwell Friends School representative of status of school's construction project and compliance with the construction Management Agreement with ANC3C.

B. Commission Business

1. Consideration of a Public Space application to construct an addition to an existing gatehouse adjacent to the British Embassy, 3100 Massachusetts Avenue, NW.
2. Consideration of a Public Space application filed by JBG, Inc. to create three additional curb cuts and driveways and to remove two street trees at the Marriott Wardman Park Hotel.
3. Consideration of a resolution to appeal the issuance of a Department of Consumer and Regulatory Affairs permit to build an underground garage at the Marriott Wardman Park Hotel.
4. Consideration of a resolution that was tabled at the April 2006 public meeting that urges the Inspector General to review the activities of the

Department of Parks and Recreation in regards to the Hearst School playground project.

5. Consideration of a resolution to urge the DC Council to delay consideration of the revised comprehensive Plan so that citizens have more time to review the draft and comment, and so that approval is the responsibility of the newly elected council.
6. Consideration of a resolution regarding parking in Woodley Park.

The agenda was unanimously approved by a vote of 5-0.

V. ANNOUNCEMENTS

No announcements were submitted.

Note: Commissioner Lindeman arrived at 7:39 p.m.

VI. COMMUNITY FORUM

A. *Presentation by the Protestant Episcopal Cathedral Foundation representatives of proposed parking garage hours and fees.*

Kate Cullen, Representative for the Protestant Episcopal Cathedral Foundation (“PECF”), made the presentation of the preliminary plans for managing the parking garage. The underground parking garage is on track and scheduled to be completed December 2006. It will provide enough spaces to accommodate the needs of the Cathedral Foundation and function as an amenity to the neighborhood. The garage will be available for visitor use during public hours, 8AM – 10PM, unless an event on the Close runs later than 10PM.

Neighborhood monthly passes may be purchased to allow neighborhood residents a place to park overnight, beginning at 6PM. A two-tiered structure will be implemented based on when the neighbor chooses to vacate the garage. Those parkers leaving before 7:30AM may purchase a monthly parking pass for \$85, and those parkers leaving before 9:30AM may purchase a monthly parking pass for \$110. A monthly parker may park in the garage before 6PM by paying the hourly rate for the time used.

Daily visitor fees will be assessed at \$3.50 per hour between the hours of 8AM-6PM. After 6PM, visitors will be charged a flat rate of \$2.50, until 10PM. The Foundation is still working on the fee structure after 10PM, as parking after 10PM is not desired. Saturday parkers will be charged a flat rate of \$2.50. Parking will be free to worshipers on Sunday, including those at St. Albans parish.

The security guard office will be located in the garage, with cameras and call boxes installed for added security. The garage will be staffed between the hours of 8AM-10PM.

Commission discussion included whether there will be monthly Saturday and Sunday parking (not at this time, but PECF will investigate), whether current temporary parking spaces will revert back to their original uses (Yes), whether PECF has assessed student rates (the fee structure is reduced for faculty, staff, and students. There are a total of 800 spaces and the PECF is working to allocate the spaces for each school), will students (spaces are allotted to each institution and there is an imputed fee for each space assessed to each institution, but the actual

parking fees have not yet been established). When asked if preference will be given to neighboring apartments, Ms. Cullen said she was not sure, but that this was their main constituency. When asked if there was a limit of one car per address, Ms. Cullen responded that it had not been discussed.

B. Presentation by Sidwell Friends School representative of status of school's construction project and compliance with the Construction Management Agreement with ANC3C.

Mike Saxenian, Assistant Head of School and Chief Financial Officer made the presentation to the Commission. Two projects are ongoing. First there is the parking garage with the playing field on top. This project is close to completion. The school is applying for a temporary certificate of occupancy and the project should wrap up by the end of the month. The second project is the Middle School renovation that will go through the summer. It should be done close to the beginning of school.

Questions/concerns began with enforcement of the 37th Street drop-off policy. Mr. Saxenian stated that there is an enrollment contract, a handbook policy, a reminder letter sent home in August, and daily monitoring on the premises by those who know the families. There are 72 fifth graders and 80 sixth graders incoming. Other concerns regarded contractors complying with the Construction Management Agreement ("CMA"). Mr. Saxenian stated that the CMA is an appendix to the contractor's agreement. When asked if there were sanctions for the contractors not abiding by the contract, Mr. Saxenian stated that there was nothing specific. He added that two trucks per day would be making deliveries on 37th Street. He also stated that there was one additional incident whereby 37th Street was blocked off for a delivery. Additional questions included the number of construction employees that lived in DC (Mr. Saxenian did not know), and whether Sidwell Friends could hire a security guard for Sundays to ensure no work went on. Mr. Saxenian said they would implement this.

VII. COMMISSION BUSINESS

A. Consideration of a Public Space application to construct an addition to an existing gatehouse adjacent to the British Embassy, 3100 Massachusetts Avenue, NW.

Mr. Doggett, architect, made the presentation on behalf of the British Embassy. A new gatehouse will be a single story structure, 5'x6' in size, with a pedestrian entrance to the side. The gatehouse will be made out of the same materials as the current facility. Commissioner May moved to accept the application. The motion received a second from Commissioner Lindeman. The motion was unanimously approved by a verbal vote of 6-0.

B. Consideration of a Public Space application filed by JBG, Inc. to create three additional curb cuts and driveways and to remove street trees at the Marriott Wardman Park Hotel.

Ilan Scharfstein of JBG, Inc., made the presentation to the Commission. Mr. Scharfstein commented that the loading dock project eliminates the hotel truck

traffic from Woodley Road. The new garage will absorb all the spaces currently located under the Cotillion Ballroom and Valet Lot, with a total of 290 spaces on three levels. The new garage will be a state of the art garage. The P3 level connects all the garages. The ingress drive will be 90 feet closer to Connecticut Avenue, according to the plan. Application #16578 is for the new ingress driveway, and is a single curb cut application.

Application #16576 is for two curb cuts associated with the Wardman West Condominium project. While the ANC is requesting an opinion on the Matter of Right of the condominium project, JBG believes it to be a matter of right. The new condominium building plan has been revised and will only have 122 units, as opposed to the original 160. The units are getting slightly larger, with the average unit being approximately 1800 sq. ft. Most of the units are two bedrooms, with some smaller one bedroom units at 900 sq. ft, and the largest three-bedroom unit at 4500 sq. ft. The westernmost drive servicing the condominium building is below grade, and the application requests a 24' curb cut. It becomes a one-way road down to Calvert Street. Demolition will be required to remove some guest rooms in the Park Tower to accommodate traffic, and the application has been filed.

The other driveway is aligned with 27th Street. It is an emergency ingress and egress as well as a drop-off. Street traffic studies were done by Wells and Associates, and were reviewed by a third-party reviewer. Woodley Park Community Association engaged The Berger Group to review the traffic study. Both reviewers came back with some comments but basically agreed with the traffic study. Finally, application #17139 is for the removal of two street trees aligned with the curb cuts.

Marty Wells of Wells and Associates commented on the traffic study. The Air Force Annual meeting was held in October of last year when the study was conducted. Exhibition space was totally full. The site was also evaluated during a local business conference in November and during a Saturday evening meeting. Extensive counts were taken. The recommendations were to improve the flow onsite at the Porte cochere and separate hotel traffic from the Wardman West Condominium traffic. Peer reviews of the study were positive. DDOT is supportive, and Ken Laden, Traffic Services Administrator, has conditionally endorsed the curb cuts.

Chair MacWood asked if she could have a copy of the letter. Mr. Wells provided his copy, which Chair MacWood read aloud. The letter responded to the traffic report and was dated January 16, 2006, and referenced a January 6, 2006 memorandum.

Chair MacWood inquired about a number of issues. One issue was whether hotel movements mimic rush hour traffic patterns. Mr. Wells responded that the study looked at the highest commuter traffic coinciding with hotel peaks. She further inquired about the intersection at Woodley Road and Connecticut Avenue, which got grades of "B & C's" for congestion in the morning rush hour and evening rush hour. Would the hotel traffic and condominium traffic increase the congestion rating? Also, she inquired as to why the Highway Capacity Manual ("HCM") was used when DDOT uses two different manuals, MUTCO and AASHTO. Mr. Wells stated that traffic engineers use the HCM to predict queues,

level of service for intersections, etc, so they used those statistics. Finally Chair MacWood inquired about the growth rate used in the study. Mr. Wells stated that the figure of ½ percent per year is based on his experience in DC. Commissioner Beckner inquired as to why it was desirable to separate the hotel traffic from the condominium traffic.

Community concerns centered on the high traffic volume on Woodley Road as commuters use the road as a cut through to Connecticut, speeding on Woodley Road, traffic trying to turn into the condominium building is more disruptive, and the fact that the condominium traffic can go through the underground garage, thus there is no need for additional curb cuts. Rather, internal circulation patterns should be possible on this large, 16-acre site.

Commissioner Lindeman introduced a resolution opposing the curb cuts and street tree removals. The motion was seconded by Commissioner Zobay. Commissioner Lindeman accepted friendly amendments to the resolution.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman – yes	Commissioner Reeves – yes
Commissioner May - yes	Commissioner Zobay - yes

C. Consideration of a resolution to appeal the issuance of building permits at the Marriott Wardman Park Hotel site, located at 2660 Woodley Road, NW.

Commissioner Lindeman read and moved a resolution to appeal the decision by the Zoning Administrator, Bill Crews that the construction project at 2660 Woodley Road, NW can be done as a matter of right. The motion was seconded by Commissioner Beckner. Commissioner Lindeman accepted the friendly amendments to the resolution.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman – yes	Commissioner Reeves – yes
Commissioner May – yes	Commissioner Zobay- yes

D. Consideration of a resolution to authorize ANC3C to consult with a land use/zoning attorney regarding zoning issues at 2660 Woodley Road, NW

Commissioner Lindeman introduced a resolution authorizing ANC3C to seek the advice of Con Hitchcock, Esq., on matters related to zoning issues for 2660 Woodley Road, NW. The motion was seconded by Commissioner Beckner. Commissioner Lindeman accepted the friendly amendments to the resolution.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman – yes	Commissioner Reeves – yes
Commissioner May - yes	Commissioner Zobay - yes

E. Consideration of a resolution that was tabled at the April 2006 public meeting that urges the Inspector General to review the activities of the Department of Parks and Recreation in regards to the Hearst School playground project.

Chair MacWood read and moved a resolution urging the Office of the Inspector General to investigate the fiscal and management practices of the Department of Parks and Recreation (“DPR”) with respect to the Hearst Playground Project. The motion was seconded by Commissioner Beckner.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman – yes	Commissioner Reeves – yes
Commissioner May - yes	Commissioner Zobay - yes

F. Consideration of a resolution to urge the DC Council to delay consideration of the revised comprehensive Plan so that citizens have more time to review the draft and comment, and so that approval is the responsibility of the newly elected council.

Chair MacWood read and moved a resolution urging the DC Council to revise its schedule for considering the draft revised Comprehensive Plan and to allow ANC3C, as well as other bodies, more time to evaluate the lengthy draft plan in order to effectively evaluate the implications for the city. The motion was seconded by Commissioner Lindeman.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman – yes	Commissioner Reeves – yes
Commissioner May - abstain	Commissioner Zobay - yes

G. Consideration of a resolution regarding parking in Woodley Park.

Commissioner Lindeman read and moved a resolution asking DDOT to assess the feasibility of creating new residential parking spaces in Woodley Park, as well as designating some new spaces for car-sharing, such as for ZipCar or FlexCar. All of these new parking spaces would be created from spaces that currently are designated “no parking.” Residential parking spaces are at a “premium” in this neighborhood, in light of the Metro, hotels and zoo. More car-sharing locations also could help Woodley Park constituents who don’t own cars. Commissioner Lindeman noted that in her overview of her SMD, there are several possible locations at which to add residential parking, including some that appear possibly to have at one time been residential parking spaces, but somehow are not so-designated, anymore. The motion received a second from Commissioner May. Commissioner Lindeman accepted the friendly amendments to the resolution.

The resolution was approved by a vote of 6-0 as follows:

Commissioner Beckner - yes	Chair MacWood - yes
Commissioner Lindeman –yes	Commissioner Reeves – yes
Commissioner May - yes	Commissioner Zobay - yes

VIII. OFFICERS REPORTS

A. Minutes from May 1, 2006 Special Meeting: Commissioner Zobay moved the May 1, 2006 special Meeting minutes. The motion received a second from Commissioner Reeves. **The motion was approved by a verbal vote of 4-0-1.**

June 19, 2006

B. Minutes from May 15, 2006 regularly scheduled meeting: Commissioner Zobay moved the May 15, 2006 minutes. Chair MacWood requested the minutes be postponed until next month.

IX. SINGLE MEMBER DISTRICT REPORTS

ANC3C-08: Commissioner May stated that there would be a community meeting next week regarding St. Sophia's. In addition Soka Gaki has retained a pro bono attorney and Commissioner May will be their client.

X. ADJOURNMENT

Chair MacWood moved to adjourn. Commissioner Reeves seconded, and by a unanimous verbal vote of 6-0, the meeting adjourned at 12:15 A.M. on June 20, 2006.