

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

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

**2737 DEVONSHIRE PLACE, NW
WASHINGTON, DC 20008
(202) 232-2232 FAX: (202) 232-0667
anc3cmail@gmail.com**

I. CALL TO ORDER

Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for January 17, 2006 at 7:40 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, Deborah Jane Lindeman, Trudy Reeves, and Stephanie Zobay. Commissioner Hogan arrived at 7:42 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 7:40 p.m. Chair MacWood acknowledged that a quorum (at least five members of the commission) was present.

IV. APPROVAL OF AGENDA

Commissioner Reeves moved to remove the Treasurer's 1st Quarter Financial Report from the agenda as she did not have the paperwork at the meeting. **After receiving a second from Commissioner Beckner, the motion passed without opposition.** Chair MacWood moved for approval of the corrected agenda:

- A. Election of 2006 AND3C Officers.
- B. Consideration of a Public Space Application from Sidwell Friends School to expand an emergency exit on Quebec Street NW, resulting in a loss of on-street parking spaces.
- C. Presentation by Sidwell Friends School of current annual enrollment, staff levels, and other issues related to the Construction Management Agreement between Sidwell Friends School and ANC3C.
- D. Consideration of a Special Exception Application from BB&T Bank to locate within the Cleveland Park Commercial Overlay District. The Overlay District allows banks to occupy only 20% of the gross ground floor area of a building, with no restriction on the use of upper floors.

Commissioner Beckner seconded the motion.

The agenda was unanimously approved 6-0.

V. ANNOUNCEMENTS

Chair MacWood announced that all votes on commission business would now be conducted by roll call vote of each commissioner. This procedure will be done on a trial basis and evaluated after a few months to see if the commission will continue the practice. The rationale for the change is to save time during the voting process and to provide a record of how commissioners cast their votes.

VI. COMMISSION BUSINESS

A. Election of 2006 ANC3C Officers:

Commissioner Lindeman read the slate of candidates for ANC3C Officers: Chair: Commissioner MacWood; Vice-Chair: Commissioner Beckner; Treasurer: Commissioner Reeves; and Secretary: Commissioner Zobay. Commissioner Lindeman congratulated the nominees and moved the unopposed slate of officers. Commissioner Hogan seconded Commissioner Lindeman's motion.

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

Commissioner Beckner - yes
Commissioner Hogan – yes
Commissioner Lindeman -yes

Chair MacWood – yes
Commissioner Reeves – yes
Commissioner Zobay – yes.

B. Consideration of a Public Space Application from Sidwell Friends School to expand an emergency exit on Quebec Street, N.W.:

Michael Saxenian, CFO of Sidwell Friends School and Bob Wecter of JFW Architecture presented the application details to the commission. The current emergency exit on Quebec Street NW is not wide enough to accommodate the exit of emergency vehicles. A minimum of 16 feet is needed for vehicles such as a fire ladder rescue truck. The fire marshal is requiring Sidwell Friends School to make this change, stating that the current path creates a bottleneck and does not allow for flow of emergency vehicles through the campus. After discussion among the commission, the community, and the representatives of Sidwell Friends School, Commissioner Hogan read and moved a resolution which opposed the current application and requested the Fire Marshal's office to outline why a change from the current emergency route is necessary, given that the construction project does not project into the current emergency route. Commissioner Lindeman seconded the motion.

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

Commissioner Beckner - yes
Commissioner Hogan – yes
Commissioner Lindeman -yes

Chair MacWood – yes
Commissioner Reeves – yes
Commissioner Zobay – yes.

C. Presentation by Sidwell Friends School of current annual enrollment, staff levels and other items related to the Construction Management Agreement (CMA) between Sidwell Friends School and ANC3C:

Michael Saxenian presented the update to the commission. Sidwell currently has 798 regular students, and a cap of 800. Sidwell has taken advantage of a Zoning

Commission action that allows private schools to temporarily admit students victimized by Hurricane Katrina and not have these students count against the BZA imposed student enrollment cap. The school currently has 184 full time equivalent employees, and a cap of 190. Efforts are being pursued to promote alternate forms of transportation besides driving individual cars. Students may receive student Metro passes if they reside in the District of Columbia, while staff may participate in Metro Checks and are offered a cash subsidy not to drive to the campus. A student drop-off and pick-up protocol has been implemented, and a shuttle bus makes a stop at the Tenleytown Metro station to pick up students and staff. Students are issued and required to use hang-tags when they drive to the campus. All drivers to the school are advised to obey the traffic regulations associated with the CMA.

Commissioner Beckner encouraged Sidwell to look at their carpooling incentives with respect to after school extra curricular activities, as these activities often necessitate the need to drive to the campus.

Community discussion included complaints of construction vehicles not adhering to the CMA, such as being routed on residential side streets, flagman issues when traffic lanes were impaired, and concerns regarding the lack of a traffic safety officer. The community was informed that complaints should be addressed to Lucia Pierce at Sidwell Friends School, as well as to the Construction Liaison Team.

Chair MacWood and Commissioner Beckner emphasized that Sidwell has a responsibility to comply with the CMA even if it is difficult to do or frustrating to get cooperation from their contractor. The ANC will monitor compliance through the ANC representatives on the CMA liaison committee.

D. Consideration of a Special Exception Application for 3407 Connecticut Avenue NW by BB&T:

A short presentation was made by Jacques de Puy, of Greenstein DeLorme & Luchs, P.C., and Dick Prosser. Mr. de Puy provided information on the legislative history of the Neighborhood Commercial Overlay District and asserted that the intended purpose of a 20% limitation on banks was to restrict bank use of the ground floor only in large downtown office buildings and/or in new construction. Mr. du Puy asserted that the Overlay Zone was not intended to be applied to the renovation and/or re-use of existing or small buildings. Mr. du Puy further asserted that the space was unusual in depth and not conducive to housing more than one business in the space, as an establishment located in the rear of the building would receive no natural light and have no street frontage other than the front entrance.

Chair MacWood commented that there were already two other banks in the neighborhood, and questioned the extent to which BB&T felt they were providing a service that would enhance the overlay zone and meet the special exception criterion of presenting exceptional circumstances. Mr. du Puy stated that BB&T did provide services the current banks in the Cleveland Park Commercial Overlay Zone did not, and furthermore, if the bank occupied 20% of the gross floor area by right, the character of the building would preclude another business from using the

space in the rear of the building and limit business in the Cleveland Park Commercial District.

Chair MacWood also noted that banks and restaurants were the two types of businesses that were able to pay the ever-increasing rents sought by the property owners, and that, without the overlay zone, the diversity in establishments in the neighborhood would vanish.

Community comments included the fact that Chevy Chase DC does not have an overlay zone and currently has 5 banks, that BB&T has branches throughout the city and not having a branch in Cleveland Park does not preclude residents from doing business with the bank, and that banks or any establishment should be allowed to locate wherever they choose and that the market should determine whether they stay in business or not.

Commissioner Beckner read and moved a resolution that the project be opposed. The motion received a second from Commissioner Lindeman.

The resolution was approved by a vote of 4 -1-1 as follows:

Commissioner Beckner - yes

Chair MacWood – yes

Commissioner Hogan – abstain=yes

Commissioner Reeves – no

Commissioner Lindeman - yes

Commissioner Zobay – yes.

VII. COMMUNITY FORUM

Chair MacWood asked if anyone wanted to address the commission under the Community Forum. Jack Young and Bob Wong from the Education Office of the Chinese Embassy informed the commission of the plan to demolish the existing Education Office at 2716 Porter Street, NW and construct a new building on the site. The new building will be approximately 40,000 square feet and will be three stories in height. Mr. Young and Mr. Wong were seeking information from the commission with respect to procedure for their project and to identify their ANC3C commissioner. Chair MacWood informed Mr. Young and Mr. Wong that their commissioner was Commissioner Avi Fechter and that he would be in touch with them to address their concerns regarding ANC3C procedures associated with their project.

VIII. OFFICERS' REPORTS

- A. Commissioner Reeves made a motion to approve the DC Auditor's Annual Forms. After receiving a second from Commissioner Zobay, the motion was unanimously approved.
- B. Commissioner Lindeman made a motion to table approval of the October 2005, November 2005, and December 2005 minutes, as changes she had made were not incorporated into the set provided to the commissioners at this meeting. After receiving a second from Commissioner Beckner, the motion was unanimously approved.
- C. Chair MacWood made a motion to approve the meeting calendar for ANC3C for 2006. The meeting dates are January 17, February 13, March 20, April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, and

December 18. Commissioner Reeves seconded the motion. After a brief discussion, the motion was unanimously approved.

- D. Chair MacWood made a motion to approve ANC3C Committee Chairs as follows: Administration – Commissioner Zobay, 3C03; Consumer & Regulatory Affairs – Commissioner Lindeman, 3C02; Education, Libraries & Recreation – Commissioner Lindeman, 3C02; Environment – Commissioner Hogan, 3C07; Government Operations – Commissioner Fechter, 3C04; Historic Preservation – Commissioner MacWood and Commission Black; Planning and Zoning – Commissioner MacWood, 3C09; Public Safety – Commissioner Black, 3C01; Public Utilities – Peter Espensheid (202-362-0500); Transportation – Commissioner Beckner, 3C05 and Peter Espenschied. After receiving a second from Commissioner Reeves, the motion was unanimously approved.

IX. COMMITTEE REPORTS

Chair MacWood gave an update on the Administrator. On January 19, 2006, Kevin Johnson resigned as ANC3C Administrator and agreed to work through January 31, 2006. ANC3C will advertise for a new administrator immediately. Commissioner Lindeman thanked Kevin for his brief tenure as ANC3C Administrator.

X. SINGLE MEMBER DISTRICT REPORTS:

No SMD reports were offered for consideration.

XI. ADJOURNMENT

Chairman MacWood moved to adjourn. Commissioner Beckner seconded. By a unanimous vote of 6-0, the meeting adjourned at 11:57 p.m.