

MINUTES
ADVISORY NEIGHBORHOOD COMMISSION 3F
NORTH CLEVELAND PARK, FOREST HILLS & TENLEYTOWN
PUBLIC MEETING

June 18, 2007
Capital Memorial Church
3150 Chesapeake Street, N.W.
Washington, D.C. 20008

1. CALL TO ORDER [7:39 PM]

Chair Wiss called the meeting to order and, finding Commissioners Frank T. Winstead, Karen Perry, Cathy Wiss, Jane Solomon, Susan Banta, and Mital Gandhi present, declared a quorum.

2. AGENDA [7:40 PM]

Commissioner Perry asked to remove consideration of Epicurean liquor license. Commissioner Wiss presented the meeting minutes and moved its adoption with the removal of Epicurean. Commissioner Perry seconded. The agenda as amended was adopted 6-0-0.

3. MINUTES [8:01 PM]

Commissioner Wiss presented the minutes of the April 18, 2007 and May 21, 2007 meetings. Commissioner Wiss moved for approval of the April 18 minutes. This was seconded by Commissioner Perry and the minutes were approved, 5-0-1 with Commissioner Winstead voting present. Commissioner Wiss moved approval of the May 21 minutes. This was seconded by Commissioner Perry. The minutes were approved 4-0-2. Commissioners Banta and Winstead voted present.

4. ANNOUNCEMENTS [7:42 PM]

A. Announcements by Commissioners:

Commissioner Gandhi announced that there was a good article on Forest Hills in the Real Estate Section of the June 16, 2007, Washington Post. Commissioner Solomon read the same article and felt it was an unfriendly article.

Commissioner Wiss announced that the Second District's Award banquet will be on July 12 at Maggiano's Little Italy. Tickets are \$40.00 includes dinner and wine. For more information or to purchase tickets contact Samantha Nolan at 202-244-2620 or nolantutor@yahoo.com.

Commissioner Wiss announced that the District Department of Transportation is proposing to install multi-space parking meters in the 4000-4500 blocks of Wisconsin Avenue. These meters handle several parking spaces in a one-block area. The work should be completed by October 2007.

B. Announcements by members of the community:

Cherry Dabney of Clean Water Action announced a clean up of the Soapstone Branch on June 30 from 9:00 am – noon. Meet at 4455 Connecticut Avenue. For more information contact Cherry at 202-895-0420 x 136.

Gary Stevens, President of the Forest Hills Neighborhood Alliance, announced that History of Forest Hills is still available at Politics and Prose. FHNA will be having a house tour, for which they need volunteers.

Commissioner Wiss introduced Mary Cheh, Ward 3 Councilmember.

5. OPEN FORUM [7:48 PM]

No discussion.

6. MPD SECOND DISTRICT REPORT [7:52 PM]

The police report was presented by Lieutenant Ida Houser of PSA 203. Crime is down 50% over last year. There were four crimes this month, including two stolen cars. The 100 Day Plan is in effect. Most crime was in the 4200-4400 blocks of Connecticut Avenue.

MPD has started the SOS Program (Summer of Safety). This program is for police officers to come up with a fight back plan. Overtime will not be used to increase police staffing, but measures to prevent crimes are being taken. Commissioners pointed out that they have seen more police cars out on the weekends. Lt. Houser introduced Officer Rinehart who has just been assigned to 203.

Officer Rinehart reported there was a theft from auto in the 5300 block of Wisconsin Avenue. Citizens leave valuable materials, such as laptops and GPS systems in their cars. These attract thieves. Police are leaving notes on cars asking owners to move items from visibility. The plain clothes unit is doing surveillance in the garage areas.

Commissioner Perry shared an incident from Friday night at Van Ness South. The front Desk of the apartment complex called 311 to report an incident around 6:00 PM. After not hearing from or seeing police, the person at the front desk called 311 several times and finally was told the original call had been canceled because the officer had not been able to find address. Commissioner Perry did call back after she heard that the call was cancelled and gave direction to the building. This went on for more than four hours from the time the original call was placed. Commissioner Perry asked if there are new officers in area. Lt. Houser said that there are two new trainees on her staff. Commissioner Perry asked what kind of training and materials new recruits are given, like maps. Gary Stevens asked whether GPS systems are standard in police cruisers. Councilmember Mary Cheh informed the commission that there isn't money in the budget to equip all police cars with GPS, but they do have some computers.

Commissioner Winstead asked if the crime camera at the intersection of Albemarle and Wisconsin Avenue is operational. Officer Rinehart said there are cameras as well as a new traffic light.

Allen Glennon of the 4400 block of Connecticut asked for an update on the Flagship Carwash. Officer Rinehart reported that the owner is working on reengineering the carwash. He has hired a uniformed unarmed security guard to control traffic. Lt. Houser and her officers have checked on the situation. A flagger holds the queue on Albemarle Street when parking restrictions are in effect on Connecticut Avenue during rush hour.

7. STOP SIGN ON 31ST ST. AT GATES RD. AND CHESAPEAKE ST. [8:04 PM]

Commissioner Solomon presented a request from the Altschuls, who live next to the intersection of 31st Street, Gates Road, and Chesapeake Street, for a 3-way stop sign at the intersection. DDOT has recommended only a single stop sign on 31st Street. Gary Stevens, who lives opposite the Altschuls, described the difficulty he has in backing out of his garage on 31st Street. He reported that he and his neighbors see a need for a 3-way stop sign to control the speed of the fairly high volume of cut-through traffic traveling east through this intersection.

Commissioner Solomon moved to adopt Resolution 07-10 in support of a three-way stop sign at the intersection of 31st Street, Gates Road, and Chesapeake Street NW. This was seconded by Commissioner Winstead. The motion passed 6-0-0. Commissioner Wiss at the end of the meeting will revise the resolution to say three-way stop.

7. REPLACEMENT SIGN AT 4607 CONNECTICUT AVENUE [8:09 PM]

Commissioner Winstead reported that DCRA has granted a permit for a replacement sign at the Chesapeake House, 4607 Connecticut Avenue, that is 30 sq. ft. This is larger than allowed for apartment house signs by the building code. Commissioners discussed whether this could be interpreted as a “real estate sign”, which is permitted to be larger, but decided that simply providing the name, address, and telephone number is not enough to make it a real estate sign because the sign does not indicate that anything is for sale. In addition, the sign’s planned location appears to be on public space, not on the property itself, as required.

Commissioner Winstead moved letter 07-10 to DCRA requesting that DCRA review the process used in the approval of Sign Permit 107107, seconded by Commissioner Wiss. Commissioner Wiss then moved several revisions, which were accepted. Motion passed 6-0-0.

8. LIGHTING FOR NIGHT GAMES AT WILSON HIGH SCHOOL [8:30 PM]

Commissioner Wiss announced that at a meeting on June 5 residents learned that the Wilson High School football stadium will be renovated this summer. She has received numerous calls from residents and parents, staff, and students from Wilson High School about this issue.

John Howe, Chief Operating Officer for the Wilson Management Corporation, explained that Wilson, along with several other high schools in the city, received \$2 million in the winter of 2007 to renovate its gym and stadium. The stadium will get a new artificial turf football field, track, lights for night games, state of the art score board, and sound system. He stated that earlier that day, the scope of work had been finalized, and DCPS approved it.

In response to neighbors’ concerns about the intensity of the lights, he stated that today’s lighting is different. Although a standard street light is 2-3 footcandles, these lights will have the impact of .5 footcandles at 130 feet. There will have to be 4 light towers. It will not be possible to have the lights only on Nebraska Avenue facing away from the houses, as Commissioner Wiss had suggested. Although two light towers will be on Nebraska Avenue and two next to the school building, he believes that the lights will have no impact on homes or traffic. They will be shielded and focused down on the field to minimize “bleed” into the community.

Wilson is still working on the times that games will be played. At the moment, students have to leave class early to play games. Several teams have to use the Wilson field, but because Wilson has the smallest footprint of any school in the city, they have to take turns using it. The lights will give them flexibility to play later in the evening and allow students to stay in class until the end of the school day. Mr. Howe expects that Wilson’s night games will be limited to one night a week, perhaps on Friday or Saturday. He stated that Wilson is willing to work on an agreement with residents concerning field usage, but noted that anyone can use the fields at other times if they arrange to do so through the DCPS central office. He does not know whether usage of the stadium will include concerts.

Commissioner Winstead asked about parking and traffic, where the money for the renovations is coming from, why the money is not being spent on upgrading academics rather than extracurricular activities, and when the project is expected to be completed. Some of the money is coming from District funds, some from Fannie Mae. The project is expected to be completed by August 25. He asked Commissioner Wiss whether the calls she had received had come from people who live within the ANC or outside of it. Commissioner Wiss responded that the calls came from both residents of ANC 3F – including neighbors and people affiliated with Wilson – and people who live outside ANC 3F. Although Wilson is located in ANC 3F, it does serve people from all over the District, not just residents of ANC 3F.

Commissioner Perry stated that she is more concerned about the sound system than the lights, noting that amplification of games at night is not fair for people who live in the area. A suggestion was

made to place the speakers on the Nebraska side of the stadium facing away from the neighborhood to minimize noise outside the stadium.

Shelly Bowers Jr. of the 3200 block of Davenport Street has been Wilson's sports announcer since 1992. He cannot imagine that the loudspeaker system can be heard outside the stadium because it cannot be heard inside the stadium. He believes there will be at most five home football games a year, not games five nights a week. Music is played at games, but only before the games and during half time.

Tony Robinson of the D.C. Sports and Entertainment Commission noted that the decision of what to build was Wilson's. The lights will be standard light towers, not professional ones like those at RFK stadium. The work will be completed by September. He would like to minimize the impact on the community. In response to a question from Commissioner Winstead, he said building permits had not been issued yet. When the permits are received, he will forward them to the ANC along with the plans for the field.

Greg Bargeman, who works at Wilson, stressed how important sports are to students' development. Having students leave class early for games and practice interrupts their education. The lights will allow later use of the field and give students a full day of education. Every year Wilson gets students from 40 different schools. Fifteen percent of the student population participates in athletics.

Frank Haendler of the 4500 block of Grant Road said that although he has never attended a Wilson football game, he experiences every play because he can hear the loudspeaker at his home. He is not bothered by the idea of five games a year, but is concerned that the stadium could be used by DCPS at any time it wants and for all sorts of things, including concerts.

Shane Teicher, a Wilson student, read an e-mail he wrote to commissioners asking them not to oppose the stadium and lights. He has been waiting for a state of the art field since his freshman year. He will be a senior in the fall and would like the field to be ready for Wilson's opening game. Commissioner Perry noted that the ANC had never opposed the lights. This was the first time the issue has come before the commission.

Henry Champ, a Wilson parent, accused commissioners of being racist by their opposition to lights at Wilson when they allowed lights to be installed at St. Alban's and American University. Several commissioners tried to explain that they have no idea whether these other schools have lights for night games. ANC 3F does not have jurisdiction for either of these schools because they are not within ANC 3F's boundaries. Although Commissioner Wiss had been told by ANC 3C that St. Alban's does not have lights, Mr. Champ maintained that the lights at St. Alban's are larger than those planned for Wilson.

Gail Sonneman, a member of the Washington Interfaith Network (WIN), told how WIN had worked to get the funding for the renovations. Wilson has a WIN team. Students like to say "go to Tenley" on Friday nights.

Richard Bailey of the 5100 block of Connecticut Ave has a son at Wilson. He supports the lights, but believes from commissioners' body language that they are opposed to them. He would like the commission to support the school.

Mary Alice Levine of the 3800 block of Alton Place has a daughter at Wilson who plays softball. She does not oppose the lights or the sound system, although she can hear the games at her home. She understands the concerns of residents living on Nebraska Avenue and would like Wilson to work out a plan with them. She is very upset about the e-mails that have been going around.

Paul Rosenbaum has a son at Wilson. He himself played night football in high school in Fairfax County during the 1960s and feels that Friday night football is a social institution for students. Lights are needed for practice, too, because it gets dark so early. There should be an understanding of when amplification should be used and a specific agreement of when the stadium is available for other uses. Wilson should be given priority to use the field.

Commissioner Wiss moved a draft resolution not objecting to installation of stadium lights so long as an agreement can be reached with nearby residents. This was seconded by Commissioner Winstead. Commissioner Perry moved to strike the 3rd and 4th whereas clauses in their entirety and phrases in the 5th and 6th whereas clauses because they alluded to information not raised at the meeting. Commissioners debated the wording of the resolution clause. Commissioner Perry stated that she is not concerned about the lights, but would like language reflecting concerns about noise and frequency of use of the field. After some discussion, commissioners came to a consensus that the resolution should state that they support renovation of the stadium. Commissioner Banta proposed including a recommendation for a memorandum of understanding with nearby residents on their concerns such as noise and frequency, hours, and days of use. She stated that guidelines should be drawn up. Resolution 07-11 to support the stadium renovations was approved 6-0-0 as amended.

10. PRESENTATION BY ROADSIDE DEVELOPMENT ABOUT THEIR PROPOSED PUBLIC PRIVATE PARTNERSHIP WITH JANNEY SCHOOL AND THE TENLEY LIBRARY [9:53 PM]

Richard Lake and Armond Spikell of Roadside Development presented their proposal to build a mixed use project at the Tenley Library and Janney School as part of a public private partnership. They stated that their proposal will solve two problems: (1) the Janney School building needs repairs and is overcrowded, but under the DCPS Master Facilities Plan, Janney will not receive the \$4 million budgeted to fix the school until 2013; and (2) currently the library has too few parking spaces on site.

Roadside proposes to build approximately 130 residential units on top of the Janney playing field and Tenley Library, with a parking garage underneath the playing field. The library will have 20 parking spaces, and Janney will have 50. The soccer field would be relocated behind the school. This will give school more green space. The library could be 2 1/2 stories high on its own lot, or spread out onto the existing playing field to create a bigger footprint. DCPL has stated that having fewer floors makes staffing a branch library easier.

In addition to building a library and school, Roadside proposes to build 5-6 stories of residential units. They have not yet decided whether these will be workforce, market value, or affordable housing. Roadside plans to stay within the C-3-A zoning envelope. They have been considering the PILOT program (payment in lieu of taxes) as a funding source, from which the city could realize \$15 million. They pointed out that their project would increase the value of this public land because it would generate real estate taxes.

Commissioner Winstead noted that once the library is built, the residential units above the library would prevent its future expansion. Roadside countered that cities elsewhere usually build new libraries rather than expand existing facilities.

Commissioner Perry asked about the \$25 million allocated to Janney in the Master Facilities Plan, not mentioned by Roadside. Armond Spikell stated that “this will never happen”. It is unrealistic to expect that this money would ever go to Janney, or that DCPS would expand the school by 39,000 sq. ft., as stated in the Plan. He explained that an ideal school has 350 students with 150 sq. ft. per child. At the moment, Janney School is overcrowded with about 90 sq. ft. per student. Besides, the D.C. Council has never approved the Master Facilities Plan.

Commissioner Gandhi asked whether the project was a good deal for the city and what Roadside's profit would be. There would be a 20% profit margin. The profit would be the difference between construction costs and sale value. Roadside is expecting a contribution of the DCPL capital funds already budgeted to rebuild the Tenley Library. Any profits generated could be used by DCPL elsewhere. DCPL would own the library's part of the building. The advantage of this project to Janney is to move it ahead in the schedule to rebuild all the public schools.

Commissioner Perry asked why an RFP had not been advertised for other developers to offer their ideas. Roadside replied that the city could do that, but in this case, they had initiated the idea. Time may be a concern. Another value is letting the city know how bad things are. DCPS is overwhelmed with projects all over the city.

Commissioner Banta added that the advantage of this project is that Janney's renovation will be moved up from 2013 to now.

Louise Novitch voiced concern about the aesthetics of the library. She wants a graceful building that looks like a library. Roadside replied that DCPL will design the library. Roadside's architect is considering ways to set the residential section of the building back from the library to give the library prominence on Wisconsin Avenue.

Commissioner Perry asked what would happen if a pipe in an upstairs residential unit broke and leaked into the library. Roadside said they would install a membrane between the library and residential units to prevent leaks. The library will have separate pipes and heating from the condo/apt units.

Commissioner Winstead asked what the project provides to the school. Roadside stated that the concept is changing. They are considering different options. The school project can be independent of the library project. The only construction delay for the library would be the time to excavate for parking. That would take 3-4 months.

Ellen Bass stated that she supports the project 100%. She asked why the library has a chain link fence around it.

ANC 3E will be holding a community meeting to discuss the project on June 25 from 7-9 PM.

11. CONSIDERATION OF LIQUOR LICENSE RENEWALS [10:53 PM]

A. Comet, 5037 Connecticut Avenue, N.W.

Commissioner Gandhi has heard no complaints about Comet. He moved not to object to renewal of the license and to keep the ANC's voluntary agreement in force. This was seconded by Commissioner Banta. The motion passed 5-1-0, with Commissioner Winstead opposed. (Ltr. 07-11)

B. Buck's Fishing and Camping, 5031 Connecticut Avenue, N.W.

Commissioner Gandhi moved not to object to renewal of the license and to keep the ANC's voluntary agreement in force. This was seconded by Commissioner Winstead. The motion passed 6-0-0. (Ltr. 07-12)

Commissioner Gandhi, a member of the ABC Board, recused himself from consideration of the remaining liquor licenses and left the meeting.

C. Charlie Chiang's, 4250 Connecticut Avenue, N.W.

Commissioner Perry moved not to object to renewal of the license and to keep the ANC's voluntary agreement in force. This was seconded by Commissioner Winstead. The motion passed 5-0-0. (Ltr. 07-13)

D. Il Tesoro, 4400 Connecticut Avenue, N.W.

Commissioner Banta moved not to oppose renewal of the license and to keep the ANC's voluntary agreement in force. This was seconded by Commissioner Perry. Commissioner Winstead asked if the deck had a proper public space license. Commissioner Banta stated that it does. The motion passed 5-0-0. (Ltr. 07-14)

E. Delhi Dhaba, 4455 Connecticut Avenue, N.W.

Commissioner Solomon stated that although the restaurant had posted two placards, as required, they had not posted the white sheet giving the hours of operation, notice of the hearing, and protest rules. Commissioner Solomon moved a letter notifying ABRA that Delhi Dhaba needs proper placards, but also stating that the ANC does not object to renewal of the license and wishes to keep its voluntary agreement in force until the effective date of the hearing. This was seconded by Commissioner Banta. The motion passed 5-0-0. (Ltr. 07-15)

F. Shanghai Gardens, 4469 Connecticut Avenue, N.W.

Commissioner Solomon moved not to object to renewal of the license and to keep the ANC's 2004 voluntary agreement in force. This was seconded by Commissioner Banta. The motion passed 5-0-0. (Ltr. 07-16)

G. Armand's Chicago Pizza, 4231 Wisconsin Avenue, N.W.

Commissioner Wiss moved not to object to renewal of the license, but to update the voluntary agreement. This was seconded by Commissioner Banta. The motion passed 5-0-0. (Ltr. 07-17)

H. Jandara, 4237 Wisconsin Avenue, N.W.

Commissioner Wiss noted that ownership of the restaurant has changed. Commissioner Wiss moved not to object to renewal of the license and to adopt a new voluntary agreement incorporating the new owner's request to install a small television on the bar for sports programming and a 32" screen in the table area to show cultural videos of Thailand. Nearby residents told her they do not object to the changes. The motion was seconded by Commissioner Solomon and passed 5-0-0. (Ltr. 07-18)

I. Neisha Thai, 4455 Wisconsin Ave

Commissioner Banta suggested that ANC 3F write a letter to ABRA (same as Delhi Dhaba) in respects to license and posting. Commissioner Wiss moved to adopt a new voluntary agreement to cover service of alcohol and entertainment at the sidewalk café, which was added after the original voluntary agreement. This was seconded by Commissioner Banta. Motion passed 4-1-0 with Commissioner Perry opposed. Commissioners noted that although two placards had been posted by June 15, as required, they did not have the correct information about the hearing. Commissioner Wiss moved to send a letter about the inaccurate posting. This was seconded by Commissioner Winstead. The motion passed 5-0-0. (Ltr. 07-19) (Note: by the next morning, June 19, the restaurant had posted the correct information.)

J. Ruby Tuesday, 4200 Wisconsin Avenue

Commissioner Wiss Commissioner Wiss moved not to object to renewal of the license and to keep the ANC's voluntary agreement. This was seconded by Commissioner Winstead. The motion passed 5-0-0. (Ltr. 07-20)

K. Intelsat/Sodexo, 3400 International Drive

Commissioners discussed the fact that the hours of operation stated on the renewal notice do not match the hours in the ANC's voluntary agreement with Intelsat. Commissioner Banta moved that the ANC write letter to ABRA stating that the ANC does not object to renewal of the license and that both Intelsat and ANC 3F to want to keep the voluntary agreement in force, but pointing out that the hours on

the notice are different from those in the agreement. This was seconded by Commissioner Perry. The motion passed 5-0-0. (Ltr. 07-21)

12. RECONSIDERATION OF RESOLUTION ON WILSON STADIUM [11:36]

Commissioner Winstead moved for reconsideration of lighting at Wilson High School. There wasn't a second therefore the motion failed.

13. TREASURER'S REPORT [11:37 PM]

Commissioner Solomon presented the treasurer's report. There has been little financial activity since the last meeting. Commissioner Solomon submitted the quarterly report for the second quarter of FY 2007 and paid bills.

14. CONSIDERATION OF ANC ADMINISTRATIVE ASSISTANCE [11:38 PM]

No consideration has been made. Commissioner Winstead would like to see Hollie Nelson's resume.

14. ADJOURNMENT [Time: 11:40 PM]

At the moment the ANC knows of no issues that must be considered in July. A meeting will be scheduled if anything arises. Commissioner Banta moved to adjourn meeting and Commissioner Wiss seconded. The vote passed 5-0-0.

These minutes were approved 3-1-1, with a quorum present (a quorum being four), at a duly noticed public meeting of ANC 3F on September 17, 2007.

Respectfully submitted,

/s/ Cathy Wiss

Cathy Wiss, Chair

Attachments:

- Agenda with brief reports
- Resolution 07-10: all way stop signs at 31st Street, Chesapeake Street, and Gates Road
- Letter 07-10: permit for sign at 4607 Connecticut Avenue
- Resolution 07-11: supporting the renovation of the Wilson High School Stadium
- Ltr. 07-11, not objecting to renewal of liquor license for Comet
- Ltr. 07-12, not objecting to renewal of liquor license for Buck's Fishing and Camping
- Ltr. 07-13, not objecting to renewal of liquor license for Charlie Chiang's
- Ltr. 07-14, not objecting to renewal of liquor license for Il Tesoro
- Ltr. 07-15, not objecting to renewal of liquor license for Delhi Dhaba
- Ltr. 07-16, not objecting to renewal of liquor license for Shanghai Gardens
- Ltr. 07-17, not objecting to renewal of liquor license for Armand's
- Ltr. 07-18, not objecting to renewal of liquor license for Jandara
- Ltr. 07-19, not objecting to renewal of liquor license for Neisha Thai
- Ltr. 07-20, not objecting to renewal of liquor license for Ruby Tuesday
- Ltr. 07- 21, not objecting to renewal of liquor license for Intelsat/Sodexo