



**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3/4G**

CHEVY CHASE, BARNABY WOODS, HAWTHORNE

**COMMISSIONERS**

3/4 G-01 - Abraham Clayman, Secretary  
3/4 G-02 - Chanda Tuck-Garfield, Treasurer  
3/4 G-03 - Randy Speck, Chair  
3/4 G-04 - Rebecca Maydak  
3/4 G-05 - Gerald Malitz  
3/4 G-06 - Dan Bradfield  
3/4 G-07 - Christopher Fromboluti, Vice-Chair

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Meeting Minutes  
ANC 3/4G Public Meeting  
November 25, 2019  
Chevy Chase Community Center, 7:00-9:00 pm  
5601 Connecticut Avenue, NW  
Washington, DC 20015

**Summary:**

- Steve Thornton and other representatives of Salis Holdings presented on future plans to open a Sidekick All Day at the old American City Diner location.
- Stephen Powers, representing WMATA, presented updated plans for the bus turnout at Connecticut Avenue NW and Oliver Street NW.
- Elizabeth Feinstone, representing Flavors Hook Kids DC, presented supporting legislation banning flavored tobacco products in the District.
- The Commission approved a resolution requesting an additional 60 days for residents and ANCs to submit comments to the Office of Planning regarding the Comprehensive Plan.
- Commissioner Fromboluti provided an update on the modernization of the Chevy Chase Community Center.
- The Commission approved its minutes for October 28<sup>th</sup>, two checks, and its FY19 Annual Report.

**Introductions and Adoption of Agenda (00:00:00):**

Commissioner Speck called the meeting to order at 7:03pm. Commissioner Speck reviewed the meeting procedures. Commissioners introduced themselves. Commissioners Bradfield Clayman, Fromboluti, Malitz, and Speck were present. Commissioners Maydak and Tuck-Garfield were absent. A quorum was declared. 25 people attended the meeting. The agenda was adopted with no changes by a vote of 5-0.

**Commissioner Announcements (00:03:55):**

Commissioner Speck announced that Knollwood Retirement Community held a gala on November 20, 2019, to celebrate 60 years since the Army Distaff Foundation established Knollwood as a retirement community.

Knollwood was recently featured on the cover of Time magazine for its use of cutting-edge robotics in therapies for seniors (<http://bit.ly/34pkU11>).

Commissioner Speck announced that the District Department of Transportation will hold an open house for Ward 4 on December 7, 2019, from 12:00 pm to 2:00 pm at Roosevelt High School, 4301 13th Street, NW. The meeting will provide an opportunity to learn about current and future safety improvement projects in the Ward. DDOT project managers and staff will be available to discuss safety and infrastructure projects along major corridors in Ward 4, including the Rock Creek II Livability Study, 16th Street NW Circle Project, and Oregon Avenue NW Reconstruction Project.

Commissioner Speck announced that the Department of Consumer and Regulatory Affairs has posted a notice of violation for the property at 2900 Military Road NW, which has been vacant since the beginning of 2019, requiring immediate abatement. The developer, Michael Watson, obtained a permit to remodel the home and began demolition but apparently ran out of money and left the house with no windows and open to the elements. At our September 23, 2019 meeting, Donald Sullivan, program manager for building abatement at the Department of Consumer and Regulatory Affairs, described a number of code violations at the property and promised enforcement actions to abate the hazards. Commissioner Speck wrote the owner and DCRA repeatedly over the last two months to at least board up the windows so that the house would not deteriorate over the winter and would not be vulnerable to vandalism. Although some issues have been addressed, DCRA found that “the property is still out of compliance with the vacant property maintenance standards by the upstairs windows being open to the public.” DCRA asked the owner for its plan for addressing these violations not later than December 3, 2019. Commissioner Speck will follow up then with DCRA. It is important to take steps to prevent the loss of this valuable housing stock and to protect the neighborhood.

Commissioner Speck announced that a number of meetings are upcoming in December:

- Community Center Modernization Design Oversight Task Force meeting December 18th at the Community Center from 7:00pm to 9:00pm.
- Comprehensive Plan Amendments Task Force meetings on December 2nd and 16th, both at the Community Center from 7:00 pm to 9:00 pm to gather information and to develop recommendations to the Commission for comments that will be forwarded to the Office of Planning
- Office of Planning Comprehensive Plan Amendments open house at Wilson High School on Saturday, December 7th from 10:00 am to 12:00 pm to describe the Plan changes and to answer questions
- Oregon Avenue Reconstruction construction kickoff meeting with the Department of Transportation on December 11th at Lafayette Elementary School from 6:30 pm until 8:00 pm.

Commissioner Clayman announced that DDOT has selected a contractor to design sidewalks for Chestnut Street. In November of 2017, ANC 3/4G approved a resolution (<http://bit.ly/33lbt1K>) requesting installation of sidewalks on Chestnut Street. ANC 3/4G passed this resolution after significant community outreach, discussion, and many public meetings. The resolution requested sidewalks on the north side of the street only. The resolution recommended that those sidewalks extend from the curb into the street so as not to diminish anyone’s front yard or require the removal of trees. The design contractor will work for approximately the next nine months to finish the design of the sidewalks and construction is expected to begin approximately in September 2020, once the first phase of the Oregon Avenue Reconstruction project is complete. DDOT will hold a public meeting to discuss this project in January.

Commissioner Fromboluti announced that the owner of 5101 and 5103 Connecticut has applied for a public space permit to build a fence around part of the property. The owner intends to build an apartment building there.

### **Community Announcements (00:12:20)**

Jessica Green, Ward 3 liaison in the Mayor's Office of Community Relations, made several announcements:

- Open Enrollment for DC government employees ends December 15<sup>th</sup>.
- The Mayor's office will host an event, "Unveiling the Opportunity Atlas" at 12:30pm on Saturday, December 7<sup>th</sup> at Wilson High School. The event will focus on how land use policies impact housing opportunities across the District.

Dee Smith, deputy chief of staff in Councilmember Mary Cheh's office, made several announcements:

- On December 2<sup>nd</sup>, at 11:00am in Room 500 of the John A. Wilson Building, the Committee on Transportation and the Environment will host a public roundtable on trees in the public park.
- On December 9<sup>th</sup> at 2:00pm in Room 412 of the John A. Wilson Building, the Committee on Transportation and the Environment along with the Committee of the Whole will host a public hearing on three bills:
  - B23-132 Indoor Mold Remediation Enforcement Amendment Act of 2019
  - B23-193 Electric Vehicle Readiness Amendment Act of 2019
  - B23-204 Energy Efficiency Standards Amendment Act of 2019

### **Presentation by Steven Thornton, Salis Holdings, on the updated plans for the former American City Diner (00:18:40):**

Commissioner Bradfield introduced the presentation by Steven Thornton.

Mr. Thornton summarized the company's decision to change its plan from a full-service restaurant that required a zoning exception to opening a smaller café and bakery. The restaurant will be called Sidekick All Day and will be similar to the Sidekick Bakery in Ballston, VA.

Vince Griffith, executive chef at Sidekick Bakery in Ballston, VA, presented on the concept of Sidekick Bakery, the bakery's engagement efforts at the Ballston location, and the menu offerings. The proposed location on Connecticut Avenue will include menu offerings similar to those at the Ballston location but will also serve food and drinks throughout the day.

Larry Weaver, beverage director at Salis Holdings, provided information on the beverage offerings that Sidekick All Day will offer. The restaurant will serve beer, wine, and spirits in addition to coffee and other non-alcoholic beverages.

Mr. Thornton explained the site plan. The proposal is to use less public space than the current building uses. The amount of space used on private property will remain the same. The diner car will remain. The current plans call for 83 seats inside and 46 outside, a reduction from the previous proposal in 2018 of 111 and 54. The building layout and site design are complete. Civil engineers are working to determine zoning variances needed, public space permit applications, and making final decisions about the parking spaces available. The plan is to open in summer 2020.

Commissioner Clayman asked about a proposed "book nook." Mr. Thornton explained that the café will sell some best-selling titles from Kramerbooks Bookstore and Café, also part of Salis Holdings.

Commissioner Malitz asked about a proposed dog park. Mr. Thornton explained that the current parking area will be a public green space with a fountain for dogs but no fence. Other parking will be available.

Kristina Penhoet asked about signage. Mr. Thornton explained that no additional signage would be added.

Allen Beach, a resident, asked about whether the restaurant would apply for a Class C liquor license. Mr. Thornton stated that all necessary permits would be applied for. ABRA has approved a Class CR license for the restaurant and the ANC's settlement agreement supported a Class C license.

**Presentation by WMATA and discussion of its plans for restoration of the WMATA bus turnout at Connecticut Avenue and Oliver Street, NW (00:45:40):**

Stephen Powers, senior program manager at WMATA, explained the scope of a project to rehabilitate three bus loop facilities in the District, including the loop at 5720 Connecticut Ave NW. The current bus loop facility is in a state of disrepair. WMATA intends to make significant repairs to the exterior and interior of the building, including the replacement of all doors and windows, repair of the roof, the installation of a new restroom, and the replacement of asphalt pavement and concrete sidewalks.

Mr. Powers explained that WMATA explored whether it was feasible to include a charging station for electric buses at the turnout. In order to install a charging station, WMATA would trigger a stormwater management review because of the amount of land disturbance required to install a charging station. This review would require extensive stormwater management that would make the project infeasible. WMATA chose not to pursue charging stations at the bus turnout for this reason. WMATA expects to procure a contract for the redesign of the bus turnout in winter and spring 2020. WMATA expects construction to occur beginning in July and ending in December 2020.

Commissioner Speck asked if electronic charging stations would ever be included at this site. Mr. Powers stated that it was highly unlikely electronic charging stations would be included.

Commissioner Malitz asked about potentially using the bus loop property for the construction of housing specifically affordable or work-force housing. Mr. Powers stated that this project did not include such plans. Mr. Powers stated that any outside use of the land would be discussed with Nina Albert at WMATA. Commissioner Bradfield encouraged Mr. Powers and WMATA to continue communicating with the ANC about potential other uses for the property in addition to its use as a bus loop.

**Presentation by Elizabeth Feinstone, a representative of Flavors Hook Kids DC, discussion, and possible vote on a resolution relating to the Flavored Electronic Smoking Device Prohibition Amendment Act of 2019 (00:59:35):**

Ms. Feinstone explained that she was speaking with ANCs around the District encouraging Commissioners to pass resolutions supporting legislation banning the sale of flavored tobacco.

Commissioner Fromboluti asked how much nicotine is in one Juul pod. Ms. Feinstone stated that one pod contains an equivalent amount of nicotine to a pack of cigarettes.

Commissioner Speck asked if testimony would be helpful for the campaign. Ms. Feinstone said it would be. She said that Council hearings on the bill are expected in January 2020.

Commissioner Clayman asked about the focus on banning flavors. Ms. Feinstone cited research showing that kids who use e-cigarettes frequently start because of flavors.

Commissioner Malitz proposed that the ANC discuss Ms. Feinstone's resolution at the next meeting since Commissioners had not had a chance to review the text of the model resolution.

Commissioner Bradfield suggested that the ANC hear an opposing viewpoint before passing any resolution. He suggested that Courtney Snowden would be a good person to present an opposing view.

Commissioner Clayman concurred with Commissioner Bradfield.

**Update on the Chevy Chase Community Center modernization design process (01:10:23):**

Commissioner Fromboluti provided a summary of the November 6<sup>th</sup> meeting on the Chevy Chase Community Center Design Oversight Task Force. Bell Architects, the chosen design firm for the project, presented a timeline for the project and solicited resident feedback. That presentation can be accessed at <http://bit.ly/2Ohtn14>.

Evelyn Penhoet, a resident, asked about possible renovations. Commissioner Fromboluti explained that the modernization may involve a complete tear-down or may be a renovation that maintains the current external structure

**Update on the Comprehensive Plan Task Force and possible vote on resolution to extend the period for public and ANC comments on the Office of Planning's proposed changes to the Comprehensive Plan (01:14:45):**

Commissioner Speck explained the process by which the Council will consider the 1500-page Comprehensive Plan amendments proposed by the Office of Planning and how the Plan guides the city development over the next 20 years. ANC 3/4G created a task force in October, held meetings on November 12<sup>th</sup> and 21<sup>st</sup>, and will hold two more meetings on December 2<sup>nd</sup> and 16<sup>th</sup>.

Commissioner Speck proposed a resolution asking the Office of Planning to extend the deadline for comments by 60 days. The current deadline for public comments on the Comprehensive Plan is December 20, 2019 and ANC resolutions must be submitted by January 31, 2020. The resolution seeks to extend the public comment period until February 20, 2020, and the ANC resolution period until March 31, 2020.

Commissioner Fromboluti shared that the major change envisioned by the Comprehensive Plan would be an increase in residential and commercial density along Connecticut Ave NW.

Commissioners approved the resolution by a vote of 5-0.

**Commission Business (01:25:15):**

Commissioners approved the minutes for October 28, 2019 by a vote of 5-0.

Commissioner approved the following checks by a vote of 5-0:

- \$107.88 (Stefanie Van Pelt reimbursement for payment for Go Daddy Web hosting)
- \$152.70 (Verizon)

Commissioners approved the FY2019 Annual Report by a vote of 5-0.

Commissioner Speck listed possible agenda items for the December 9, 2019 meeting:

- discussion of the proposed amendments to the Comprehensive Plan with Director Donaldson from the Department of Housing and Community Development and Director Trueblood from Office of Planning;
- discussion and possible vote on a resolution relating to parking signage and markings on the west side of the 5300 block of Connecticut
- discussion and possible vote on public space permit application to install a fence over 42 inches high at 5101 Connecticut Avenue, NW (Tracking #339955)
- discussion and possible vote on applications by The Avenue and Capital Crab & Seafood for a Substantial Change to their liquor licenses to add sports wagering to their operations (License numbers ABRA-101007 and ABRA-106151)
- discussion and possible vote on a resolution with respect to DDOT's draft Memorandum of Agreement for the Broad Branch Environmental Assessment

The meeting adjourned at approximately 8:35pm (01:33:45).

Signed:

Randy Speck  
Chair

Abe Clayman  
Secretary