

THE NORTHWEST CURRENT

Fulton Street condo plans spark debate

By BRADY HOLT
Current Staff Writer

The developer who hopes to replace two Fulton Street houses with condominiums is working with the community to reach a compromise proposal before a Monday advisory neighborhood commission meeting.

As proposed by developer Guy Prudhomme and endorsed by the D.C. Office of Planning, two adjacent properties — 3915 and 3919 Fulton St. in the Cathedral Heights area — would each house a near-identical six-unit condo building standing two full stories with a partial third floor. The properties adjoin a home at 3921 Fulton that another developer is already renovating and expanding into an eight-unit apartment building.

Residents at last week's unusually contentious neighborhood commission meeting reported a burst of similar conversions in the Glover Park/Cathedral Heights area, and they fear the collective impact of these projects on the neighborhood's character, noise levels and parking.

See **Fulton**/Page 5



Brian Kapur/The Current

Hearst Elementary students performed "The Wiz" at Sidwell Friends School last Wednesday. In the school's D.C.-oriented adaptation, Dorothy needed to get home to Adams Morgan.

Tenley ANC seeks permanent roundabouts

By GRAHAM VYSE
Current Staff Writer

With a vote last Thursday, the Tenleytown/Friendship Heights advisory neighborhood commission urged the D.C. Department of Transportation to make traffic circles permanent at the intersection of 42nd and Warren streets.

The commission asked the city agency to act "as quickly as possible" to remove two temporary roundabouts made of metal pylons with plastic attachments and replace them with landscaped concrete structures that will calm traffic while also beautifying the neighborhood.

City officials plan to coordinate on the project with American Uni-



Brian Kapur/The Current

Neighbors are asking the city for landscaped traffic circles to replace the temporary fixtures.

versity, which has committed to spend up to \$400,000 to fund the circles to mitigate traffic concerns from its nearby law school construction.

Commissioners also asked that officials negotiate a memorandum of

understanding allowing neighbors to take responsibility for beautification efforts. The commission further requested that the city protect 42nd Street bicyclists by erecting new signage and repainting shared-lane markings.

The Transportation Department installed the pair of temporary circles last year at the two intersections of 42nd and Warren, where Warren splits around a triangle park. The goal was to prevent drivers from running stop signs and speeding down 42nd as a way of avoiding traffic on Wisconsin and Nebraska avenues.

Commissioners have said that most neighbors approve of making

See **Traffic**/Page 14

NEWS

ANC commissioner allegedly assaults American U. official

— Page 3

SPORTS

NCS senior finishes softball career with third Gatorade prize

— Page 11



SHERWOOD

Proposal for Capitol security area evokes duck-and-cover fear

— Page 8

INDEX

Calendar/16
Classifieds/24
District Digest/4
Exhibits/17
In Your Neighborhood/10
Opinion/8

Police Report/6
Real Estate/13
School Dispatches/7
Service Directory/21
Sports/11
Theater/19

Tips? Contact us at newsdesk@currentnewspapers.com

City revises proposals for school boundaries

■ Education: Officials drop controversial lottery options

By GRAHAM VYSE
Current Staff Writer

D.C. education officials have released a new proposal for overhauling the city's public school boundaries and student enrollment policies, responding to citywide feedback supporting a system of neighborhood schools.

The new plan is the product of an ongoing process led by Deputy Mayor for Education Abigail Smith, aimed at addressing overcrowding

and underutilization of school facilities, among other issues. This latest iteration puts forth the goals of improving the interplay between charter schools and traditional public schools, reopening some closed neighborhood schools and investing in public transportation to help students travel to school.

But it is the renewed focus on guaranteed access to neighborhood schools that sets this draft apart from initial options for reform released in April. Those proposals included consideration of lottery-based admissions at the elementary, middle and high school levels. That idea

See **Schools**/Page 14

Cathedral Commons aims to wrap up work this year

■ Development: Giant and CVS set to open in the fall

By BRADY HOLT
Current Staff Writer

The long-planned Cathedral Commons project at Wisconsin Avenue and Newark Street continues to take shape, as construction progresses on the large mixed-use development and more retail tenants sign leases.

Cathedral Commons, which is replacing the neighborhood's one-story Giant Food supermarket and a nearby shopping strip, is expected to be complete in December. Lauren Neuvel, spokesperson for developer Bozzuto, said yesterday that residential leasing will begin in September, and anchor retailers CVS and Giant are set to open in October and November, respectively, along the south side of Newark.

Other confirmed retail tenants include Barcelona Restaurant & Wine Bar, featuring Spanish fare; Raku, an Asian restaurant with sushi and sake; and a Wells Fargo bank branch along Wisconsin Avenue on the southern portion of the project.



Brian Kapur/The Current

Construction on the Cleveland Park project began in fall 2012.

On the northern section, between Newark and Idaho Avenue, confirmed tenants include SunTrust Bank; iDoc Optical, a full-service eye-care office; and Starbucks, all along Wisconsin.

Eleven retail spaces totaling about 26,000 square feet remain available, according to the project website; four more have pending leases, including two on the second floor of the southern parcel that are slated for Pilates and spin centers.

The project also includes 145 rental housing units: 13 apartments south of Newark, due in September; eight Idaho Avenue town houses

See **Commons**/Page 14

NORTHWEST REAL ESTATE

COMMONS: Project advances

From Page 1

behind the Giant, due in November or December; and 127 apartments north of Newark. The 127 apartments will be the last phase of the project when they're completed in December, aside from some possible retail build-out, Neuvel said.

Some neighbors and businesses have faced disruptions from the Cathedral Commons work since the project kicked off in October 2012. Newark Street has been closed between Idaho and Wisconsin, and portions of Idaho have also been closed at times (including now). There have been issues with construction traffic, worker parking and runoff from the construction site, according to advisory neighborhood commissioner Nancy MacWood.

Now, said MacWood, residents must prepare for four to six months of nighttime water main work under Wisconsin Avenue. This work began late last week, and MacWood said she's already gotten "the first round of complaints" from constituents.

According to MacWood, the D.C. Department of Transportation is allowing the work only overnight, despite requests that the noisiest work take place during the day.

MacWood also said the community has faced a resurgence of con-

struction workers parking in the neighborhood, which violates an agreement with Bozzuto as well as Residential Parking Permit restrictions. Cleveland Park advisory neighborhood commission chair Carl Roller reported at the commission's Monday meeting that he sought more parking enforcement.

But overall, MacWood praised Bozzuto's efforts to work with the community, including monthly meetings with key stakeholders. "We knew because of the size of the construction project and its location that it was going to be very disruptive," she said. "It's been very helpful that they've taken the neighborhood's interests very seriously."

She also said she'd heard positive community feedback on the planned retail tenants — in particular Raku, which has a good reputation from its Dupont Circle location. (Barcelona also has an existing restaurant, on 14th Street NW.) She also expects that the fitness centers "will be embraced."

At its Monday meeting, the neighborhood commission endorsed an application for a 26-seat sidewalk cafe for Barcelona, contingent upon adequate sidewalk space remaining for pedestrians. The commission is also due to consider a liquor license application for Giant in July.

REAL ESTATE MANAGEMENT

Full service property management with monthly/quarterly reports, budgeting, funds management & special accounts. Delinquent notice & collections, building inspections, project & maintenance bidding, project planning, contract monitoring, renting/leasing & tenant screening, and more. Se habla Espanol.

Joel Truitt Management, Inc.

734 7th Street., SE

202-547-2707 • Fax: 202-547-1977

Quality since 1972



4740 Connecticut Ave., #703 \$429,000
Huge 2 bedroom 2 full bath with balcony, hardwood floors & designer kitchen. Meticulously maintained. Fabulous building with 24-hour desk and rooftop deck. V-tour at EleanorBalaban.com

Eleanor Balaban 301-229-7990

Eleanor.Balaban@LNF.com

Long & Foster 301-907-7600



TRAFFIC: ANC supports permanent roundabouts

From Page 1

the circles permanent, and roughly 10 community members appeared at last Thursday's meeting in a show of support. "What I've heard thus far is that there does seem to be somewhat less traffic on 42nd Street and it tends to be less aggressive," commissioner Jonathan Bender said at the meeting.

Advisory Neighborhood Commission 3D, which represents communities southwest of Tenleytown, voted earlier this month to oppose permanent installation of the circles. Among other issues, the panel expressed concern

about how pieces of the pylons and their plastic attachments had been breaking off, creating debris in the road.

Bender acknowledged this reality last Thursday.

"One of the things we learned is that you never want to build circles out of materials like that," he said. "They were distracting to drivers. They fell apart. In many regards, the temporary circles were kind of a disaster."

But Tenleytown commissioners are confident that the city will solve problems with the new circles. In addition to being made of concrete, each proposed circle would have a "lip" to make it easier for emergency vehicles to traverse them. The agency has yet to name a start date.

SCHOOLS: Officials release revised boundary plan

From Page 1

was met with widespread public opposition, and it has since been abandoned.

The latest proposal does include provisions to foster school diversity, which could prove tricky to balance with a focus on neighborhood schools. The plan would set aside 10 percent of seats for out-of-boundary students, starting in the fall of 2015 for elementary schools and later applying to sixth-grade seats at middle schools and ninth-grade seats in high schools. By that same school year, schools with low numbers of at-risk students would begin to give at-risk out-of-boundary students priority in their lotteries. By the fall of 2018, sixth and ninth grades would set aside an additional 10 percent seats for out-of-boundary students.

The new plan would also have a series of specific effects on the boundaries of Northwest schools, though there would be a phased-in approach that would limit the immediate effects for current students.

The Crestwood and 16th Street

Heights neighborhoods would lose rights to Deal Middle and Wilson High. Although there would be grandfathering provisions, these neighborhoods ultimately would feed MacFarland Middle, a closed facility proposed to be reopened, and Roosevelt High. Meanwhile, Shepherd Elementary, now in-boundary for Deal but not for Wilson, would be an official feeder school for both.

Overcrowded Murch Elementary would give up an area north of Military Road to Lafayette Elementary. Also, a portion of the current Murch area north of Albemarle Street would be moved into Hearst Elementary's territory. Officials dropped plans to shift an area near Janney Elementary to the less convenient Hearst.

Eaton Elementary would lose its right to Deal and feed into Hardy Middle exclusively, a proposal that drew opposition Monday night from the Cleveland Park advisory neighborhood commission.

As in the earlier proposals, Burleith would shift from Stoddert Elementary to Hyde-Addison Elementary, an idea that Burleith's advisory

neighborhood commission opposes. The revised plan would send Foxhall Village students to Hyde-Addison, but other areas near the Georgetown Reservoir would continue to attend Key Elementary.

Matthew Frumin, a Tenleytown advisory neighborhood commissioner who serves on the deputy mayor's advisory committee, said many families in feeder patterns for Wilson and Deal are likely to be relieved by the latest proposal. But he stressed that "the long-term sustainability of any feeder pattern will turn on the success of feeder patterns across the city."

A public meeting about how the latest proposals would affect schools in Northwest — particularly Coolidge, Roosevelt and Wilson — will be held tomorrow, June 19, at Takoma Education Campus, at 7010 Piney Branch Road NW. The meeting will begin at 6 p.m.

The D.C. Council Education Committee will hear testimony about the subject of school boundaries more broadly on June 26, beginning at 9 a.m.

ARGUMENT: Commissioner accused of assault

From Page 3

neighborhood commission: "American University will not participate in any ANC meeting until adequate assurance is provided that Mr. Slowinski will not be present."

Neighborhood commission chair Gayle Trotter said she was reluctant to take sides because she wasn't present at the Sutton Towers event, which was not an official commission meeting. "It's not entirely clear to me who was the aggressor in it, but regardless, whoever was, it was a complete failure of the communication between American University and the community," she said.

But Trotter and several other commissioners criticized the university's move to suspend attendance at the commission's meetings, especially while the university moves forward with major construction projects.

University spokesperson Camille Lepre wrote in an email that the school and its neighbors must "ensure that we have constructive discourse and a safe environment for discussion and debate."

"This incident was regrettable and is not indicative of the relationships we have with our surrounding community members," she wrote.

Regarding the decision to not attend meetings with Slowinski, she added: "We want to make sure AU employees are not put in harm's way while conducting university business."

Trotter wasn't convinced. "Well, life is risky, but we all make calculated decisions based on risk versus return," she said, "and I think that American University

in not participating in meetings faces the risk of not being able to work together with the community."

The commission has no plans to take action against Slowinski in connection to the incident, she said.

Commissioner Tom Smith, an outspoken critic of many of the university's development plans, said in an email that he has found Huff to be sometimes rude and threatening at past community meetings and personally refuses to attend meetings in which Huff is the only university representative present.

Commissioner Michael Gold, who organized last week's meeting for constituents of his single-member district, said he was "appalled" to witness what appeared to be an unprovoked assault by a fellow commissioner. "It does a disservice to our constituents who'd had a very productive discussion," said Gold.

Gold said Slowinski had been raising his long-standing concern that the East Campus site could contain some of the same World War I-era chemical contamination that's long plagued nearby Spring Valley and other parts of the university campus. "He did a disservice to these issues by these actions last week," Gold said.

Last week's incident is Slowinski's second police matter in recent months regarding the munitions issue. According to a Metropolitan Police Department report, an officer stopped him in September 2013 for trespassing while taking pictures inside an Army Corps of Engineers cleanup site at 4825 Glenbrook Road. The report says he was "agitated and uncooperative" when asked to leave the property until additional officers were summoned.