



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Regular Meeting Minutes

Monday, September 30th, 2024; 6:30 p.m.

In-Person: Georgetown Visitation Preparatory School, Second Floor Heritage Room

Online via Zoom

Call to Order- 6:35 pm

Chair Lohse called the meeting to order at 6:35 pm. Commissioners Kishan Putta (2E01), Topher Mathews (2E02), Paul Maysak (2E03), Joe Massaua (2E04), Mimsy Lindner (2E05), Gwendolyn Lohse (2E06), Daniel Chao (2E07), and John DiPierri (2E08) were present.

Approval of the Agenda - 6:36 pm

Approval of the ANC's September 30th, 2024 Meeting Agenda - 6:36 pm

Chair Lohse to approve the ANC's September 30th, 2024 meeting agenda. Commissioner Massaua seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Approval of the ANC's September 3rd, 2024 Meeting Minutes - 6:36 pm

Chair Lohse moved to approve the ANC's September 3rd, 2024 meeting minutes. Commissioner Massaua seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Administrative- 6:37 pm

Public Safety and Police Report- 6:37 pm

Lieutenant Merzig provided an update from the Metropolitan Police Department. Lieutenant Merzig answered questions from Commissioners.

Approval of the ANC 2E 2024 Q4 Financial Report- 6:42 pm

Chair Lohse moved to approve the ANC's 2024 Q4 Financial Report. Commissioner Lindner seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Community Comment - 6:43 pm

Update from the Mayor's Office- 6:43 pm

Tadia Abella, the Ward 2 Manager from the Mayor's Office of Community Relations and Services, gave an update. Tadia Abella answered questions from Commissioners and the community after presenting.

Update from Councilmember Brooke Pinto's Office- 6:59 pm

Brian Romanowski, Councilmember Brooke Pinto's Director of Community Relations, gave an update. Brian Romanowski answered questions from Commissioners.

Introduction of New Leadership at Citizens Association of Georgetown- 7:16 pm

Paul Williams, President of the Citizens Association of Georgetown, and Amy Titus, Vice President, introduced themselves.

Update concerning [BellRinger](#), Georgetown University's bike ride on October 26th- 7:24 pm

Chris Timko shared an update on Georgetown University's bike ride BellRinger on October 26th. Chris answered questions from Commissioners.

Update from Georgetown Main Street on their Fall Market and Chicken Pot-Pie-Athon Fundraiser- 7:28 pm

Rachel Shank provided an update on their Fall Market and Chicken Pot-Pie-A Thon Fundraiser.

Update concerning [Mt. Zion's 208th Anniversary on October 13th](#)- 7:32 pm

Chair Lohse provided an update concerning Mt Zion's 208th Anniversary on October 13th.

Update on Jelleff Renovations- 7:35 pm

Commissioner Putta provided an update on Jelleff Renovations.

Update from Georgetown Student Update -7:41 pm

Commissioner Massaua and Commissioner DiPierri provided an update on Georgetown University.

Open Comment Period- 7:46 pm

Commissioner Linder and Eric Lagenbacher from Citizens Association of Burleith provided updates.

New Business- 8:05 pm

Resolution Regarding Need for Clarity on ABRA Proximity Measurements

Commissioner Lohse moved to adopt a proposed resolution regarding the matter. Commissioner Matthews seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

In 2024, ANC 2E began reviewing cannabis licenses as part of Alcoholic Beverage and Cannabis Administration (ABCA) formal, legal medical cannabis licensing process. At the time ANC 2E began receiving these cannabis licenses for review, many illegal cannabis establishments were already operating in our community. Many of these illegal establishments are still, to our great dismay, operating in our community, yet, ANC 2E is being asked to approve the addition of more and more cannabis-related licenses to our community.

ANC 2E is very familiar with the concept of an ABCA license review and resulting Settlement due to ANCs long-standing role in ABCA's alcohol licensing process. For example, ANC 2E has Settlements with over 50 establishments that serve or sell beer, wine and/or liquor in our community. The time needed to draft these Settlements is a true community effort, resulting in improved community relations. ABCA staff are helpful and organized throughout the alcohol licensing process, and in any necessary enforcement.

In contrast, ANC 2E's experience over the last several months with the cannabis license review process has identified some significant gaps in the licensing and enforcement process; ABCA staff are trying but they require a better process and resources. These gaps negatively impact our community in a range of way including

- Posing public health issues for our children and adults.
- Compromising aesthetics.
- Negatively impacting community relations.
- Consuming unnecessary resources of establishments trying to use proper channels for their operations.

ANC 2E urges the Council members, ABCA and the Mayor to do the following immediately. Urgency is required in this area – we can not wait for resources to be assigned in the next budget cycle.

- **Clarify the ABCA Proximity Measurements:** Support the enforcement of all proximity requirements contained in the Medical Cannabis Amendment Act of 2022 and subsequent related regulations since the Medical Cannabis program launch. Critically, this includes the requirement that cannabis retailers be at least 300 feet away from schools and day care centers, not allowing summer gardens near schools/recreation centers, limiting the number of (legal) shops within a certain geographical area and providing quick clarification when questions arise. To that end,

we request clarity concerning the method for determining proximity. ANC 2E believes the appropriate method is to measure property line to property line, not door-to-door. Finally, ABCA needs more resources to do this measurement work given the newness of this program.

- **Conduct Enforcement:** The illegal cannabis establishments must be closed. ANC 2E is no longer comfortable supporting the addition of new Medical Cannabis Applications while so many illegal shops remain. While there has been some progress in closing some unlicensed cannabis businesses there are still approximately 15 recreational stores open in Georgetown alone; the overall number across the city is much higher. These are shops that offer a “gift” of cannabis with a purchase of another item, such as a t-shirt or a sticker. Give ABCA the resources – they currently have one enforcement officer – to close these illegal businesses so that we can support those properly licensed.

ANC 2E is glad to see the most recent Council dialog on B25-0581 - Medical Cannabis Clarification Amendment Act of 2023. ANC 2E supports the amendments of Councilmember Pinto, Bonds and Parker. However, we urge the Council to go further in addressing the measurements and enforcement issues outlined above – and providing the immediate resources to do so.

Resolution Regarding Harmonizing Parking Hours on the 3600 blk of R Street NW and 1600 blk of 37th Street NW with most other blocks of Burleith- 8:10 pm

Commissioner Putta moved to adopt a proposed resolution regarding the matter. Commissioner Maysak seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

After consulting with the Departments of Transportation (DDOT), the Burleith Citizens Association, neighbors, Washington International School, and Duke Ellington School of the Arts, ANC 2E recommends that DDOT adjust the street parking hours on the south side of the 3600 block of R Street, Northwest and east side of the 1600 block of 37th Street, Northwest to be 2 hour parking during daytime hours - like most other blocks of Burleith.

Alcoholic Beverage and Cannabis Board – 8:20 pm

Application by JK Entity LLC for a Medical Cannabis Retailer at 3429 M Street NW (ABRA-128510)- 8:20 pm

Commissioner Lindner moved to adopt a proposed resolution regarding the matter. Commissioner Matthews seconded the motion, which was voted on and passed (VOTES: 7-1-0). The resolution reads as follows:

ANC 2E protests the new application of JK Entity, LLC to become a Medical Cannabis Retailer at 3429 M Street NW. This protest is based on concerns regarding peace, order, and quiet of the neighborhood.

ANC 2E agrees to withdraw the protest when a satisfactory settlement agreement is executed by the ANC and the applicant and presented to the Alcoholic Beverage and Cannabis Board for Approval. ANC 2E wishes to reiterate to ABCA concerns regarding the number of Medical Cannabis retailers receiving licenses on top of the many illegal shops that still are in business.

While there has been minimal progress in closing some unlicensed cannabis businesses there are still approximately 15 recreational stores open in Georgetown. These are shops that offer a “gift” of cannabis with a purchase of another item, such as a t-shirt or a sticker. ANC 2E once again voices concern regarding these unlicensed businesses and hopes that ABCA will work harder and faster in assisting in the closing of these businesses, so that we can support those properly licensed.

ANC 2E authorizes Commissioner Mimsy Lindner to negotiate and execute a Settlement Agreement with the applicant. The ANC further authorizes Commissioner Lindner, ANC 2E Executive Director Anna Noakes and ANC Chair Gwendolyn Lohse to represent the ANC at all hearings related to this matter.

Public Space Committee- 8:37 pm

Public Space Application for Paving: ADA Curb Ramp, Paving: Curb & Gutter(s), Paving: Driveway(s) New- Commercial, Paving: Mill and Overlay, Paving: Sidewalk(s), Fixture: Bike Rack(s): DDOT Standard, Fixture: Bike Share Station, Fixture: Trash Receptacle(s) (Exception), Landscaping: New Tree Space(s), Landscaping: Tree Planting, Landscaping: Tree Space (Stormwater Mgmt) at 2600 - 2799 Blk OF M Street NW, Washington, DC, 2600 - 2799 Blk of Pennsylvania Ave NW, Washington, DC, 1100 - 1199 blk of 28th Street NW, Washington, DC (DDOT #452616)- 8:37 pm

Commissioner Lohse moved to adopt a proposed resolution regarding the matter. Commissioner Lindner seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2E continues to support the improvement of this public space as part of a planned unit development (PUD) package from EastBanc for 2715 Pennsylvania Ave NW. The project had been on hold, but it is anticipated to re-launch at the beginning of 2025.

Zoning- 8:43 pm

Board of Zoning Application by Trustees for Harvard University to permit a nonprofit organization use in an existing, semi-detached, four-story with basement residential building in the R-1B/GT zone at 3100 R Street, NW (BZA #21143) (2E07)- 8:43 pm

Commissioner Lohse moved to adopt a proposed resolution regarding the matter. Commissioner DiPierri seconded the motion, which was voted on and passed (VOTES: 7-0-1). The resolution reads as follows:

Community Fabric: A robust residential community is at the core of our community fabric – residents, for example, attend our schools, play in our parks, frequent our stores/restaurants, opt to maintain historic homes, support our local non-profits, and become friends with others who live in our neighborhood. Typically, ANC 2E would not support an Application aiming to convert a residential home in the heart of residential Georgetown block into an office or commercial use, whether the Applicant was a non-profit or for-profit organization. Doing such, as seen with other historic neighborhoods, means a slow chipping away of our residential fabric.

Non-Profit with Large Georgetown Campus: Understanding this about the community fabric, the non-profit Applicant for Zoning Case # #21143 - The Trustee of Harvard University-has been a part of Georgetown since 1940 – via its operation of Dumbarton Oaks. The Applicant already owns a significant amount of property and acreage in our community, some of which is currently under major construction. This new property would be the fourth property the Applicant owns in Georgetown outside its Main Campus of Dumbarton Oaks. The Property has stayed primarily vacant for three years since its purchase. Per the Application, the Property will be used for housing purposes related to its Main Campus, which is located across from the Property. This said, the Application submitted also requested to use the Property for up to four years as an office given competing projects.

Community Concerns: Over the past several months, those neighbors who live near the Property have spent considerable time discussing their concerns regarding the Application. Also, neighbors who do not live as close expressed their concerns. Meetings were held with the Applicant, ANC representatives, and neighbors. Some of the concerns raised relate directly to this Application and the Property in question. In contrast, other concerns relate to issues neighbors have with different properties owned by the Applicant and setting precedent for non-residential use in our cherished residential community.

Concerns Regarding the Application and an MOU: Several concerns raised during these lengthy discussions related to this Property and Application in question are addressed in a draft Memo of Understanding (MOU). The MOU outlines conditions that would revise the Application; the conditions would be placed in the BZA Order as well as be voluntarily agreed upon by the Applicant. The MOU would be signed by ANC 2E and the Applicant, plus the two neighbors who hold Party Status in this case, would also sign a MOU with the Applicant separately from the ANC using the same terms. The MOU outlines a set of conditions that speak to the key concerns of the immediate neighbors,

those with Party Status and the ANC 2E. ANC 2E will communicate to BZA its support for this Application once an MOU is signed between ANC 2E and the Applicant, and those with Party Status and the Applicant. Highlights of the MOU relate to:

- Office Use by an Educational Non-Profit
 - Two years, not the four years proposed.
 - More limited hours of operations than proposed.
- Scholar Housing by an Educational Non-Profit
 - No parties, receptions or commercial activities such as ticket sales.
- Other uses beyond Office and Scholar housing:
 - Other uses are prohibited beyond the two identified uses.
 - Current uses do not go with land should Applicant decide to sell the Property; Property zoning reverts back to residential.
- Key community relation terms
 - Improved maintenance of the external aspects of the Property.
 - Creation of a construction management agreement.
 - Assignment by the Applicant of a Community liaison who will provide updates.
 - Soundproofing of wall shared with residential property.
 - Very limited use of on-street parking by staff, visitors, and contractors.

ANC 2E names Commissioner Gwendolyn Lohse as the ANC 2E representative in this case. ANC 2E anticipates signing the MOU this week, along with those with Party Status. If the MOU is not agreed upon, Commissioner Lohse will share the neighborhood's concerns with the BZA as an opposing party, and request that BZA address the community requests driving its opposition. ANC 2E would like to personally thank Yota Batsaki, Executive Director of Dumbarton Oaks, who has spent considerable time working on this MOU. ANC 2E appreciates her partnership.

Concerns Related to the Applicants' Other Georgetown Operations: Separate from the MOU and this Application, ANC 2E will formally communicate to the Applicant:

- A request that should the Applicant want to purchase another residentially zoned home in the Georgetown federal historic neighborhood, the Applicant will inform the ANC prior to submitting an offer to purchase.
- Need for better collaboration on the impact the Applicant's Main Campus and their other Property construction has on certain streets, especially given two different large-scale projects that share the same streets used by the Applicant will soon be launching: one project is a multi-million dollar public project (Jelleff Community Center) and one is a multi-million dollar private project (a new apartment building).

Zoning Commission Application by Georgetown University for Amendment to and Further Processing of the 2017 Hilltop Campus Plan (“Application”) – Hilltop Campus and Square 1203, Lot 47 (“Property”) (Z.C. Case # 16-18G)- 9:38 pm

Commissioner DiPierri moved to adopt a proposed resolution regarding the matter. Commissioner Lohse seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2E supports the Campus Plan amendment as presented by Georgetown University. ANC 2E appreciates the community outreach done by the Applicant, and looks forward to the opportunities that the Capitol Campus will offer to students and community residents in Georgetown.

Historic Preservation Review Board- 9:52 pm

Historic Preservation Review Board Application for Pauline “Polly” Shackleton Residence, 3232 Reservoir Road NW (Case 24-11)- 9:52 pm

Commissioner Maysak moved to adopt a proposed resolution regarding the matter. Commissioner Massaua seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2E supports the applicant’s nomination of the Pauline “Polly” Shackleton Residence at 3232 Reservoir Road NW to the DC Inventory of Historic Sites and National Register of Historic Places as a designated Historic Landmark.

This designation will recognize the Polly Shackleton Residence as contributing to the historic nature of the neighborhood and we welcome its designation.

After receiving a presentation to the ANC and community at our regularly scheduled meeting, the ANC urges the HPRB, pursuant to District of Columbia Code § 1-309.10, to accord great weight to its advice and approve the applicant’s request.

Old Georgetown Board- 9:58 pm

Individual Single Member District Projects

2E02- OG 24-293 (HPA 24-370) at 3246 S Street, NW (Square 2154, Lot 848)- 9:58 pm

Commissioner Mathews moved to adopt a proposed resolution regarding the matter. Commissioner Lohse seconded the motion, which was voted on and passed (VOTES: 7-0-0). The resolution reads as follows:

ANC 2E continues to ask that the Old Georgetown Board consider the impact that the increased massing and window glazing might have on the views and privacy of the adjoining neighbors. Additionally, ANC 2E asks the board to consider the impact the changes could have to the integrity of the building's original three-part design.

2E05- CFA TBD at C&O Canal at the West Heating Plant- 10:05 pm

Commissioner Lindner moved to adopt a proposed resolution regarding the matter.

Commissioner Lohse seconded the motion, which was voted on and passed (VOTES: 8-0-0).

The resolution reads as follows:

Please let this letter serve as a reminder of ANC 2E's continued support of the National Park Service (NPS) proposed Pedestrian Bridge at the junction of Rock Creek Park path, and the West Heating Plant Waterfront Park at the end of the C&O Canal. This bridge will serve as a connector for pedestrians, bikers, and all who are enjoying the park path, especially those who wish to visit the C & O Canal zero-mile marker. NPS- designed infrastructure is located throughout our community given the amount of Federal parkland in Georgetown, and we support the NPS designs including this one.

This bridge access will simplify and make safer those traveling along the Rock Creek Parkway path, allowing them to move away from the four lanes of traffic heading towards the Georgetown Waterfront and Thompson's Boat House

ANC 2E understands that National Park Service has been working diligently to satisfy the concerns of The Old Georgetown Board and we at ANC 2E are hopeful that there will be consensus soon. Approving this project is a win-win for all.

ANC 2E is certain that the Old Georgetown Board will work closely with NPS to make this project a reality.

2E06- OG 24-355 (HPA 24-456) at 2900 - 2902 Dumbarton Street, NW- 10:07 pm

Commissioner Lohse moved to adopt a proposed resolution regarding the matter. Commissioner DiPierri seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

This Civil War era property has a certification of occupancy for three units. The proposed addition aims to do two things: add height to the basement level, allowing for a more suitable basement apartment, and add a side entrance to the basement unit via an addition of steps that the Applicant proposes to build on public space. The digging of the basement and the new entrance will require proper structural engineering expertise. The Applicant only shared its plans with neighbors four days ago after being asked by the respective ANC if the plans had been shared. ANC 2E does not support this proposal

until neighbors have ample time to review. ANC 2E very much looks forward to seeing the next version of this proposed design after neighbors have an opportunity for review and any OGB comments regarding the public space addition are incorporated.

Adjournment- 10:13 pm

Chair Lohse adjourned the meeting at 10:13 pm.