

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 3A



### ANC 3A PUBLIC MEETING MINUTES

Tuesday, May 16, 2023 7:00 - 9:00 pm

(This was a “hybrid” meeting—virtual on Teams and in-person in Room 109 at the National Presbyterian Church, 4101 Nebraska Avenue, NW.)

**Quorum:** Thaddeus Bradley-Lewis (3A01), Judy Havemann (3A02), Hans Miller (3A03), Jeremy Del Moral (3A04), and Ann Mladinov (3A05) were attending, making a quorum. (Three of the five Commissioners constitute a quorum.)

**Verification of Meeting Notice:** Commissioners posted the meeting notice 7 days in advance of the meeting on the ANC 3A website, local listservs in Cleveland Park, Tenleytown, Glover Park, and McLean Gardens, and on the Nextdoor Neighborhood e-network, which met the notice requirement.

**Agenda:** The Chair made a motion to vote on the proposed meeting agenda. The motion was seconded and the Commission voted 5-0 to approve the agenda as presented.

#### **Resolutions Approved**

*Vote to Take No Position on Zoning Special Exception Size of Accessory Structure at 3617 Newark Street NW (Case 20896).* The Chair made a motion to vote not to support or oppose the request. The motion was seconded and the Commission voted 5-0 not to take a position in the zoning case.

*Vote to Support a Stipulated Alcoholic Beverage License for King Street Oyster Bar at City Ridge.* The Chair made a motion to vote to support the request. The motion was seconded and the Commission voted 5-0 to approve that position.

*Vote to Support a Stipulated Alcoholic Beverage License for Ridge Club at City Ridge.* The Chair made a motion to vote to support the request. The motion was seconded and the Commission voted 5-0 to approve that position.

*Resolution Presenting Concerns with WMATA Preliminary Draft Map of “Better Bus” Network.* The Chair made a motion to vote to support the request. The motion was seconded and the Commission voted 5-0 to approve that position.

*Letter of Support for Iona Senior Services to Continue as Lead Agency for DC Department of Aging and Community Living in Ward 3.* The Chair made a motion to vote to send a letter of support. The motion was seconded and the Commission voted 4-0 to approve.

#### **Votes on Administrative Matters**

*Minutes of April 18 Public Meeting.* The Chair made a motion to vote on the proposed minutes. The motion was seconded and the Commission voted 5-0 to approve the minutes as presented.

*Location of ANC 3A Public Meetings.* Commissioner Mladinov made a motion to vote on shifting the location of the coming ANC 3A meetings to the McLean Gardens Ballroom, with continued evaluation and adjustment as needed. The motion was seconded and the Commission voted 3-1 to approve the change in locations.

**Next monthly public meeting:** Tuesday, June 20, 2023

**Adjournment:** The Chair made a motion to vote on adjourning. The motion was seconded and the Commission voted 4-0 to adjourn.

The meeting adjourned at 8:53 pm.

## **FULL SUMMARY**

Chair Bradley-Lewis called the meeting to order at 7:06 pm. He made a motion to vote on the proposed meeting agenda. The motion was seconded and the Commission voted to approve the agenda.

### **Community Report from MPD Second District (2D)**

Captain Darren Haskis joined the meeting in his first few weeks as Captain in 2D for Sector 1 (Police Service Areas 201, 202, and 203, which make up the northern and northeastern portions of ANC 3A). He will be working with the ANC, along with his colleague Captain Tatjana Savoy in Sector 2 (Police Service Areas 204, 205, and 206, which include the majority of ANC 3A.) Captain Haskis previously was a lieutenant in PSA 205, mostly in ANC 3D, and worked in MPD Internal Affairs and Human Resources. He reported there had been 8 property crimes in ANC 3A in the preceding 30 days, including 5 thefts from auto and 3 other thefts, a decrease from the same period in 2022. For the year to date, most of the crime statistics in ANC 3A are also down from last year.

Commissioner DelMoral mentioned that crimes seem more present in people's lives, such as the thefts from CVS stores in Spring Valley and on MacArthur Boulevard. Captain Haskis agreed he couldn't remember thefts of that kind in Spring Valley and MacArthur, and noted there appeared to be relatively new "fencing" operations at work behind those thefts, which MPD Special Operations are working on and he hopes they will have an answer in the next few months.

Commissioner DelMoral also asked about hazards created by gas-powered scooters, which he had seen on Massachusetts Avenue near the Brazilian embassy by Rock Creek Park. Commissioner Havemann also repeated the concern of residents in apartment buildings on Wisconsin Avenue who are afraid of being hit by scooters and bicycles ridden on sidewalks. Captain Haskis, who was previously in traffic enforcement, noted the danger of scooters on sidewalks and asked for residents to keep in touch with him and report specific incidents and locations where they see these problems. [darren.haskis@dc.gov](mailto:darren.haskis@dc.gov)

### **Discussion of Application for Zoning Special Exception at 3617 Newark Street NW (Case 20896)**

The Commission had heard a presentation by the applicants at its April public meeting and took comments at that meeting and through the next 28 days about the case, which was scheduled for a hearing on May 24 before the DC Board of Zoning Adjustment (BZA). The property is in ANC3A03, the Single Member District of Commissioner Hans Miller. The application is for a Special Exception to add a second story to the existing historic barn, which preceded DC zoning. The structure currently is a one-story accessory building in the back yard that occupies 632 square feet at the ground level. The applicants required a Special Exception for the new/added second story to be 632 square feet, which exceeds the 450 square feet allowed for an accessory building in the R-1-B zone. The proposal would meet all other zoning standards for the property, with the latest design putting the total height under the 22-foot maximum for an accessory structure in that zone.

Commissioner Miller summarized comments received to date, including concerns about parking, trash, rats, and invasion of privacy for residents living at properties adjoining the back fence and alley behind 3617 Newark. He noted the Abby Apartments at 2621 Newark Street had filed a letter with the BZA in support of the Special Exception. The DC Office of Planning had also submitted a 3-page report to the BZA finding no objection to the zoning request under current zoning regulations. Chair Bradley-Lewis asked for additional comments focused on adverse impacts of the project from the additional 182 square feet proposed for the second floor, beyond the 450-square feet that could be built as a "matter of right." The law governing Special Exceptions mentions specifically effects on light, air and privacy.

Commissioner Miller shared the concerns of Linda Miller whose residence is on that block. Neighbors Guy Meredith and Mark Horton reiterated concerns they had shared previously and were submitting to the BZA about the proposed project. The applicant, Jeremy Marcus, and architect Eric Teran also

participated and shared slides showing the shade that would be created on neighboring properties by the 632 square foot second story compared to 450 square feet in various configurations through the day and through the seasons of the year. Chair Bradley-Lewis noted three courses of action open to the ANC: to send a letter to the BZA expressing support for the Special Exception, expressing opposition, or taking no position. If the ANC takes no position, that means that applicants and other residents are the major witnesses at the BZA hearing and can share their comments, without being outweighed by the position of the ANC, which by law has to be given “great weight” by the regulatory agency.

The Commissioners shared their questions and concerns, including the possible use of the accessory structure as an airbnb, which would be regulated through a different agency, and trash and parking in the alley, which are not mentioned as considerations in the Special Exception regulations. The Chair made a motion to vote not to take a position in the case. The motion was seconded and the Commission voted 5-0 not to take a position on the Special Exception before the BZA.

#### **Presentation of Request for a Stipulated Alcoholic Beverage License for King Street Oyster Bar**

Rick Allison of King Street Oyster Bar presented plans for opening his new restaurant at City Ridge this summer, which will be one of six they operate. He described the location, on the courtyard shared with Tatte. It is entirely interior to the City Ridge development, with residences above, and does not face any residents outside residences. King Street Oyster Bar is planning to open in July, with an indoor and outdoor bar, happy hour from 4 - 6 pm, and hours until 10 pm Sunday through Wednesday, probably until 11 pm Thursday, Friday and Saturday. The plans do not include live music or bands. The owners requested ANC support for a “stipulated” license that would allow alcoholic beverage service during the 45-day review of the application to the Alcoholic Beverage and Cannabis Administration (ABCA) for a permanent beverage license. After the application is filed for a permanent license, the usual process is followed for gathering public comments and any protests could still be filed with ABCA. Chair Bradley-Lewis made a motion to vote on supporting a stipulated license. The motion was seconded and the Commission voted 5-0 to support the request for a stipulated license.

#### **Presentation of Request for a Stipulated Alcoholic Beverage License for Ridge Club**

Rob Wolchesky of City Ridge and Cori Tahara of Mina Group restaurant and hospitality company presented their plans for opening the rooftop area at City Ridge as The Ridge Club, a club for paying members, with a swimming pool, outdoor pool deck with dining, as well as an indoor restaurant and meeting areas. The space is surrounded by the 6 residential buildings of City Ridge, some of which are taller than the level of the pool. The plan is that membership in the club would be open to residents and employees of City Ridge for a fee, but neighbors are not currently eligible. The applicants requested ANC support for a “stipulated” license that would allow it to serve alcoholic beverages during the 45-day review of its application to ABCA for a permanent license, with a hope to open by Memorial Day for the beginning of the swimming pool season. Placards announcing the application for a permanent license were going up May 19 (ABRA-124582). Chair Bradley-Lewis made a motion to vote on supporting a stipulated license. The motion was seconded and the Commission voted 5-0 to support the request.

#### **Resolution on WMATA Preliminary Draft Map of “Better Bus” Metrobus Network for the Future**

In late April WMATA launched a community engagement process about the future network of bus services in the District and adjoining states, as part of a Better Bus Initiative. Commissioner Mladinov explained that WMATA requested public comments on the preliminary draft map by June 5. WMATA’s plan was to build on the comments to develop two new proposals based on the comments and issue those for review in late summer or fall: a revised longer term “visionary network map” and a set of short-term changes in bus services that could be reviewed and approved by the WMATA Board in the FY2025 budget process next spring. The preliminary map showed routes that would mean several changes from current bus service:

- The 31 bus from Friendship Heights to State Department/West Potomac Park would be discontinued.

- Bus service on Wisconsin Avenue would be extended to operate 24/7 between Bethesda Metro and Federal Triangle, as frequently as every 5 minutes at rush hour, every 10 minutes at other times.
- The D2 between Glover Park and Dupont Circle would be discontinued. Buses would serve the bus stops in interior Glover Park, but the route would be much longer and would not reach north Georgetown, Dupont Circle or the Red Line Metro, where the D2 currently runs every 10 or 11 minutes in rush hour. Instead a bus route would run from Knollwood/Barnaby Woods in far northern Ward 3 through Tenley Circle on Nebraska to New Mexico, down New Mexico, south to Reservoir Road, west to the new high school on MacArthur Boulevard, east on Canal Road and M Street in Georgetown, ending at Washington Circle/Foggy Bottom, running every 15 minutes at rush hour, every 30 minutes at other times.
- The 96 bus would be eliminated west of Duke Ellington Bridge, cutting out the cross-town service between Tenley Circle/Cathedral Commons and Woodley Metro. The only cross-town service would run on Military Road, Porter Street to Cleveland Park, or Garfield Street to Woodley Metro.
- The H buses from Tenley Circle toward Cleveland Park would be consolidated on Porter Street. There would be no service on Veazey and Van Ness Streets which is currently provided by the H2.
- The current N2, N4 and N6 would be discontinued. Service on Massachusetts Avenue between Friendship Heights and Dupont Circle would continue on a route running from Tenley Circle to Dupont Circle, Union Station and Stadium Armory. Those buses would not go to Farragut Square. A second route running every 30 minutes would run from Bethesda Metro through Westbard, in Massachusetts to Nebraska, down New Mexico to Cathedral Avenue, and across Wisconsin on Garfield to Woodley Metro. Bus service to Spring Valley would be reduced, service on Western Avenue would be eliminated, and there would be no bus connection between Friendship Heights and Spring Valley or Wesley Heights.
- The route now served by the M4 that currently operates from Barnaby Woods via Tenley Circle to MacArthur Boulevard and Sibley Hospital would no longer reach the Palisades neighborhood or the hospital. Riders would have to transfer to a different bus.

The ANC encouraged constituents to submit comments, particularly via the WMATA website. There were several requests including to maintain the D2 and 96, improve service on Wisconsin Avenue where the community no longer has the services formerly provided by cross-town routes 30N and 30S or the 37 MetroExtra weekday rush hour route. The Chair emphasized the importance of maintaining service to the area, not just on Wisconsin but also to the densely settled areas off the main routes, and not sacrificing those service frequency or reliability on the arterials. Commissioners also expressed concerns about the longer routes, starting Wisconsin Avenue buses at Bethesda Metro, which could make bunching of buses worse.

The Chair made a motion to vote on an initial resolution to provide comments related to local transit needs and the potential effects of the draft network map on local bus services. The motion was seconded and the Commission voted 5-0 to send the comments in a letter to WMATA. Commissioner DelMoral had to leave after that vote.

### **Vote on Letter of Support for Iona Senior Services as DACL Lead Agency in Ward 3**

The District Department of Aging and Community Living will be awarding a grant for lead agency for senior services in Ward 3, and Iona Senior Services was requesting support to continue to play that role, as it has since 1982. Several Commissioners spoke in favor of DACL continuing the grant to Iona to play that role in the community, working with residents and senior “villages.” The Chair made a motion to send a letter to Iona expressing support for its grant request. The motion was seconded and the Commission voted 4-0 to approve sending the letter.

### **Commissioner Updates**

Commissioner Mladinov reported that the ANC was continuing to talk with DDOT about the location of a scooter corral on Fulton Street at the intersection with Wisconsin Avenue, creating a further narrowing of the already narrow entrance to westbound Fulton. DDOT had said it was willing to relocate the corral.

Commissioner Havemann noted that the DC Department of Buildings would be participating in the ANC 3A June meeting and she would like to encourage residents to participate.

### **Community Announcements**

Matt Barclay of MOCRS reported that the Department of Buildings had a new director, Brian Hanlon. He highlighted MPD's hiring fair, DPW's offer to assist with community clean-ups as part of Helping Hand <https://dpw.dc.gov/helpinghand>, and DPR's new senior walking club which is organizing walks every two week, including an Early Bird Hike for seniors on May 31 <https://seniorwalkclub.splashthat.com/> with registration under Senior Programs at <https://dprprograms.splashthat.com/>

Cory Peterson, Assistant Vice President at American University (AU), reported that AU had submitted its package of building permits for the Meltzer Center and Sports Center Annex projects and AU would be returning to ANC 3A to present more details about those proposals before the July 6 Zoning Commission hearing. He also mentioned that following the 2023 Commencement, AU was also moving its bookstore and organizing a transition for some of the on-campus retail locations, adding Panera and Qdoba.

Cory Elizabeth Levine, President of the Friends of Hearst Park, reported that the group was organizing to spread mulch at the park on June 11. She also mentioned it had been helpful when Hearst Park was in ANC 3F, which had a Committee on Parks to talk about their interests. ANC 3A has not formed any committees.

Bonita Bolden, Community Relations Liaison and Interim Director of Business Development and Government Affairs for the Psychiatric Institute of Washington (PIW), 4228 Wisconsin Avenue NW, reported that PIW had been successful at getting restricted parking for ambulances and emergency vehicles in front of the location. A few weeks earlier, DDOT had removed the parking meters from those spaces and PIW had printed warnings about public use of those spaces and also planted some trees so the hope was that ambulances would no longer be parking on the sidewalk, as they had previously been. This was a subject of concern and was covered in the discussion of PIW at ANC's March meeting.

### **Open Forum**

There were no other comments.

### **Administrative Matters**

The Chair made a motion to vote on the proposed minutes for the ANC 3A April 18 minutes which had been circulated to Commissioners. The motion was seconded and the Commission voted 4-0 to approve the minutes as presented.

Treasurer Del Moral had provided the April bank statement for the Commission's new checking account. Chair Bradley-Lewis reported that after an opening balance of zero, in early April the Commissioner received its first two District allotments totaling \$6,586.66. After deducting the first three reimbursement checks for supplies and bank fees, space and supplies, the closing balance was \$6,166.59.

The Commission discussed the options for a location to hold future ANC 3A in-person meetings. Chair Bradley-Lewis identified to options:

a) National Presbyterian Church meeting room on Nebraska Avenue near the intersection with Van Ness, where ANC 3A had been holding its public meetings since January. The church provides internet and a large screen so the Commission could hold hybrid meetings, has ample parking, and is in the Commission area. The staff had also offered use of the space for the remainder of the calendar year through January 2024 on the current meeting schedule for \$100/meeting.

b) McLean Gardens Ballroom at 3811 Porter near the intersection of Porter and Wisconsin Avenue

The ballroom is very large, has a large screen and internet connection, is being offered for the same scheduled meeting dates, but would be at no cost because they provide the space free of charge as long as the meeting group has a connection to McLean Gardens. There is no off-street parking but the location is in the middle of the ANC 3A area and is walking distance for a large share of the residents.

The Chair mentioned that meeting participants could also use public transit on Wisconsin Avenue to reach the meeting, and the Giant parking garage is two blocks from the ballroom. He offered to reach out to the garage management to see about opportunities for validation.

Commissioner Miller noted that in-person attendance has been very small at ANC 3A meetings to date, which has been a drawback for the current location. The Chair noted that because there would be no cost and no need for a contract with McLean Gardens Ballroom, ANC 3A would be able to reconsider the location at any time and would have the flexibility to change if it wasn't working.

Commissioner Mladinov noted that many seniors want to have convenient parking for the meeting, and have difficulty participating in-person if that is not possible.

One resident asked about the community room at the MPD Second District station, where some ANC 3C public meetings had been held before COVID-19. Commissioners noted that there is very limited parking at MPD 2D and they do not have reliable internet connections for a hybrid meeting. Another resident commented that the meetings have looked very professional, but his major recommendation was that the ANC choose a single location and have regular public meetings in space, rather than shifting locations periodically.

Commissioner Mladinov made a motion to take a vote on changing the meeting location to the McLean Gardens Ballroom. The motion was seconded and the Commission voted 3-1 (with one absent) to hold future ANC 3A public meetings at the McLean Gardens Ballroom unless the Commission votes otherwise.

The Commission had hoped to discuss potential standard operating practices for organizing and administering committees or task forces. The ANC 3A bylaws approved at the January 2023 meeting allow the Commission to establish standing committees or special committees but there are no details for the processes to follow, and most ANCs adopt rules or statements of standard operating procedures to provide further guidance. Chair Bradley-Lewis recommended developing standard operating procedures for creating ANC committees or task forces before the next meeting and share those for comment before having a discussion. He suggested the Commission take up the matter at the next meeting.

The Chair announced that the next meeting would be Tuesday, June 20, 2023, at 7:00 pm, at the McLean Gardens Ballroom.

The Chair made a motion to adjourn. The motion was seconded and the Commission voted 4-0 to approve.

The meeting was adjourned at 8:53 pm.

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The Commission voted 5 - 0 to approve these minutes at a duly-noticed public meeting on June 20, 2023, at which a quorum was participating. (Three of the five Commissioners constitute a quorum.)