

Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 3F

Van Ness ▪ North Cleveland Park ▪ Wakefield ▪ Forest Hills ▪ Chevy Chase

3F01 – Amy Rofman, Secretary
3F02 – Sue Guzman, Treasurer
3F03 – Mitchell Baer, Vice Chair
3F04 – Claudette David
3F05 – Adrian Iglesias
3F06 – Courtney Carlson, Chair



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ANC 3F September 2025 Meeting Minutes

Date: September 16, 2025

Time: 7:00 PM – 9: 19 PM

[Watch the Meeting on YouTube](#)

Location: Virtual Meeting via [Zoom](#)- Timestamps added to minutes for easier navigation

ANC 3F convened their regular meeting on September 16, 2025, at which six commissioners were present. The meeting was duly noticed and open to the public.

- A copy of the July Agenda is available at <https://www.anc3f.com/archive>.

A quorum was declared at the beginning of the meeting with six out of six commissioners present.

Commissioners Present: Carlson (Chair)

Baer
David
Iglesias
Guzman
Rofman

Item	Vote
Approval of September 2025 Agenda	6-0-0

Approval of ANC Minutes for July 2025 Meeting	6-0-0
Direct Expenditure for See Me Flags on Reno	6-0-0
ABRA Sidewalk Cafe endorsement and stipulated license for 5029 Connecticut Avenue (Actual Space LLC)	6-0-0
ABRA Sidewalk Cafe endorsement and stipulated license for 5027 Connecticut Avenue (Big Slice LLC)	6-0-0
Public Space Permit application #1153012 for 5027 Connecticut Avenue	6-0-0
Support for BZA application #21347 at 3564 Alton Place	6-0-0
Support for BZA application #21348 at 3566 Alton Place	6-0-0
Approval of Fiscal Year 25 Quarter 3 financial report for ANC 3F	6-0-0

Approval of draft budget for Fiscal Year 2026	6-0-0
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Call to Order: 7:03 PM

Adjournment: 9:19 PM

1. Welcome Call to Order and Roll Call

- Chair Carlson called the meeting to order at 7:03 PM after confirming quorum.
- Recording started at 7:03 PM.
- Adoption of the September agenda with the addition of DC Water representative Sean Moore to discuss the small diameter water project. Approved without objection.
- Approval of July 2025 meeting minutes moved, seconded, and unanimously approved.

2. Regular Agenda - Community Forum [4:03]

a. Mayor's Office of Community Relations (MOCR)

- Kendall Gibson, Ward 3 Manager, provided updates related to federal and local law enforcement changes and the challenges encountered.

b. Van Ness Main Street: Fringe Festival Report [9:50]

- Gloria Garcia, Van Ness Main Street Executive Director, and Commissioner Iglesias provided highlights from the recent District Fringe Festival:
 - Over 2,000 tickets sold, \$38,000 in ticket sales, attracting approximately 2,500 visitors.

- The Van Ness office operated a pop-up speakeasy, demonstrating community interest in night-time venues.
- The festival was nominated for the 40th Annual Mayor's Arts Awards as an emerging creative.
- Discussions underway to expand programming, increase the number of shows, and gain a fiscal sponsor or non-profit status.
- The tennis courts maintenance issue was resolved within a week after community reporting.
- Reported successful Jazz in the Park event with 90 attendees.
- Next Celebrate Van Ness Main Street event planned for October 11 with music and market activities.

c. University of the District of Columbia: Update on Campus Plan [17:36]

- Juanita Gray, Director of Community Engagement at UDC, provided updates on campus events, including convocation, and highlighted local business Mom's as a positive neighborhood addition.
- Discussion encouraged community support for campus businesses.

d. DC Metropolitan Police Department (MPD) [34:38]

- Captain Darren Haskis from the 2nd District gave a crime report covering the last 30 days:
 - No violent crimes reported.
 - 3 burglaries, 1 motor vehicle theft, 5 thefts from autos, 14 other thefts.
 - 55% reduction in theft from autos compared to the previous year.

3. Committee Reports [24:15 pm]

a. Housing & Neighborhoods

- Teri Huet and Harry Goral provided an update on the impending vote for the Rental Housing Act:
 - New developments post-vote would not be subject to Tenant Opportunity to Purchase Act (TOPA).
 - Concerns about tenant rights being stripped and increased conversion to income-restricted housing.
 - Crime spikes in converted buildings noted, but emphasis that tenants should not be stigmatized.
 - Urged residents to contact Council members in opposition to the anti-TOPA provisions.
 - Harry shared prepared messages and contacts for outreach efforts.

b. Streets & Sidewalks [44:48]

- Commissioner Rofman proposed a public purpose expenditure of \$210.79 for pedestrian safety flags at the Reno and Warren intersection.
- The expenditure was approved unanimously by the commission.
- Update on DDOT Safe Routes to School program:
 - No new formal updates; crossing guard vacancy at Reno and Davenport raised by Murch Elementary Principal.
 - DDOT confirmed the existing crossing guard position is approved independently of the Safe Routes program.
 - Coordination efforts continue between ANC, DDOT, and school officials to address crossing guard needs.
- Concerns were raised about the carwash at the corner of Albemarle Street and Connecticut Avenue consistently blocking public right-of-way, causing traffic congestion, and impeding pedestrian safety. Suggestions included painting hash marks to prevent blocking driveways and restricting parking on the north side of Albemarle Street to improve traffic flow, though implementing parking restrictions was noted as potentially challenging. The ANC has passed a resolution addressing the car wash issue and will continue to work with MPD, DDOT, and neighborhood stakeholders to monitor and manage the situation.

c. Parks & Watersheds

- No new formal report.

d. Schools & Universities [50:00]

- Updates integrated into discussion on Safe Routes to School and support for Murch Elementary.

4. Regular Agenda [56:44]

a. Legislation Clinic at UDC Law: Know Your Rights Presentation

- Michaela Bauer, Certified Student Attorney at UDC Law, provided an educational presentation on rights during law enforcement encounters:
 - Guidance on how to respond when law enforcement knocks on the door.
 - What to say to preserve rights during stops in public areas.
 - How to assist someone who appears to need help without escalating law enforcement involvement.
 - Emphasized importance of safety and de-escalation.
- Resources and contacts were shared for additional support and reporting.

b. DC Water Lead Free Program Construction in 3F [1:12]

- Sean Warren from DC Water presented on the Lead Free DC program, which aims to remove all lead service lines across the district, including in ANC 3F. The ongoing small diameter water main replacement project will replace aging cast iron mains with ductile iron pipes, improving water quality and reliability, with construction expected from November 2025 through mid-2027. Homeowners with lead service lines affected by the project will receive free service line replacement and restoration. The team is coordinating closely with the community, including Murch Elementary, to

minimize disruption and ensure timely communication about water outages and construction activities.

c. Mr. Green: Request for Extended Hours [1:37]

- Nick from Mr. Green's cannabis dispensary requested extended hours beyond current closing at 8 PM, citing medicinal need and petitions from patients.
- Petition and neighborhood opinions discussed; commissioners expressed preference for aligning cannabis dispensary hours with local liquor stores and pharmacies (generally closing by 8 or 9 PM).
- Proposed to revisit request at one-year mark from opening, potentially November 2025.
- No immediate vote taken; agreement to review the settlement agreement and petition submitted before re-evaluation.

d. ABCA Cannabis Application Update [1:54]

- Update was given that the Protest Hearing for Cannabis Application "CannaArt" is scheduled for October 1.
- The commission has legal representation to participate in the hearing after mutually parting ways with the previous attorney.

5. Regular Agenda: Votes [1:55 pm]

a. Letter to the Public Space Commission in support of Muchas Gracias and Honey's outdoor space

- Motion to support sidewalk café endorsement and stipulated licenses for 5027 and 5029 Connecticut Avenue were approved unanimously.

b. ABCA Stipulated Licenses and Cafe Endorsements at 5027 and 5029 Connecticut Avenue

- Two resolutions supporting Public Space Commission applications for outdoor seating were approved unanimously.

c. BZA Applications for 3564 and 3566 Alton Place NW [2:02]

- Sima Gandhi and Tony Baressi requested Area Variances due to homes being built two feet higher than permitted.
- Commission moved to support both BZA applications; motions approved unanimously.

6. Commission Business [2:08 pm]

a. Treasurer's Report: Commissioner Guzman

- July and August Monthly Treasurer reports reviewed with no questions.
- Update on transitioning legal counsel and receipt of expert technical assistance grants for CannaArt protest hearing legal costs.
- Fiscal Year 2025 Q3 Quarterly Financial Report was reviewed and approved unanimously.
- FY 2026 Proposed Budget was presented and discussed:
 - Draft budget reflects estimated balance, consistent district allotment funding, technical assistance grants for legal fees, and anticipated expenditures.
 - Operating expenses include website fees, office supplies, communication subscriptions, and grant distributions.
 - Website transition to OANC governance ongoing; current Wix platform expenses noted.
 - Budget is flexible, allowing fund transfers among line items as needed throughout the year.
- Public comment for budget is open until September 30, 2025.
- The Commission approved the FY 2026 budget unanimously.

b. Commissioner Updates

- No additional updates reported.

7. Adjournment

- Meeting adjourned at approximately 9:19PM.
- Next ANC 3F meeting scheduled for Tuesday, October 14, 2025, at 7:00 PM via Zoom.

Signed:

/s/:

Prepared by: Commissioner Amy Rofman, 3F01

Approved on: October 14, 2025

Attested by: /s/ Commissioner Courtney Carlson (Chair)
