



ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY
c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015
<https://anc3e.org>

Meeting Minutes
May 8, 2025, 7:30 pm

The meeting convened via Zoom at 7:34 PM with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell, and Quinn in attendance.

Announcements / Open Forum– opportunity for members of the community to raise issues of concern or importance to the 3E neighborhood

Commissioner Bender announced the Ward 3 MOCRS could not attend the meeting but asked that neighbors be reminded that Roll Off Day will take place on Saturday, May 10 at Turtle Park. Commissioner Bender also introduced new Commissioner John Mitchell representing ANC3E-05.

An attendee announced that neighbors have agreed to a construction agreement with Mill Creek the developers for the SuperFresh site.

An attendee noted that the “Send us an Email” option on our website sends an email to a former Commissioner.

An attendee asked about the status of the Trader Joes construction and when the store plans to open. Commissioner Quinn replied there are delays regarding the installation of new elevators and escalators and believes it will open late fall. The attendee stated the Chevy Chase Community Association will be putting on an event in mid-June to inform the community of the new WMATA bus routes and stops.

Stanley Harris, President of the Fort Gaines Citizens Association, announced the Mayfair will take place at Turtle Park on May 17 from 10 AM-3:30 PM. He also stated they have not been able to contact the developers of the Swedish Ambassador’s residence. Commissioner Gianinno stated she could connect them with the developers, and she did not believe they have a construction start date.

Noah Getz, with Tenleytown Mainstreet, stated the fence around the former Dancing Crab has still not been replaced. Commissioner Bender replied that the Dancing Crab has 90 days to repair the fence. Getz announced the Health and Wellness Fair will take place at Janney in conjunction with Janney’s beautification day on May 31 from 10 to 1 pm and will have lots of activities for the whole family. He also stated TMS is working to get a grant from the DC Council for the Arts and Humanities for a sculpture in the triangle across from Saku Saku.

Presentation by 2nd District Police

Lt Sharmika Gatewood stated that over the last 30 days there have been: three motor vehicle thefts (two were recovered), six thefts from autos, and ten thefts. She is trying to schedule a Coffee with a Cop event and will let us know the date when it is confirmed.

Attendees had no questions. Commissioners asked for more details about the assault with deadly weapon (ADW) that occurred in March on Wisconsin Ave and for the details about the car crash on 46th Street and Chesapeake a few days prior. Lt Gatewood will research the ADW and get back to the Commissioners. Regarding the crash on 46th, there was one speeding vehicle, a Tesla, that was stolen on May 5, and struck four other vehicles. The four occupants of the striking vehicle fled before the police arrived.

Discussion of and possible vote on resolution regarding ABCA renewal licenses for: Pete's Apizza, Guapo's, District Taco, Matisse, Masala Art, Wagshal's /Chef Trini's, Embassy Suites, Nando's Peri Peri, and Yosaku

Commissioner Bender informed those in attendance that the ANC does not normally take action for liquor license renewals (as opposed to initial applications) unless there are complaints about the establishment. There were no concerns raised by those in attendance or sent to the Commissioners ahead of the meeting regarding these businesses, therefore the Commission took no action on these liquor license renewals.

Presentation by Riversmart Homes regarding its program to assist DC homeowners improve stormwater retention on their properties

Skye Webster with DC DOEE stated the goal of the Riversmart program is to help manage storm water runoff and help with water quality. She stated that 43% of DC is impervious and all DC residents are eligible to participate in the program. They evaluate properties and let residents know what features they qualify for (rain barrels, shade trees, rain gardens, bay scaping, and permeable pavement revegetation). The recommendations never expire and if a resident agrees to any program installation, they then qualify for a small discount on their water bills.

Attendees stated that a lawn adds nothing to a surface being more pervious. Ms Webster agreed and stated that the average lawn only absorbs 10% of the rainfall.

Commissioners asked:

- How long the waitlist is to get a home visit. Webster replied the waitlist is one to two months.
- If the Riversmart program is for public spaces. They are not.
- What was the difference between a bayscape and a rain garden. A bayscape is on a sloped area and the rain garden is on a flat area and connected to the runoff from a downspout.
- How many residents participate in the program. Webster stated that the program is growing.

Presentation by Return, Refund, and Recycle Coalition regarding a proposed DC bottle bill

Annie Acosta stated that 75% of bottles and cans aren't being recycled and many that are recycled are then thrown away because they are cross contaminated. There is a bill working its way through the DC Council that would assess a 10-cent deposit on beverage containers that are plastic, glass or aluminum.

The cost of the program would be carried by the beverage companies via a handling fee. Onsite consumption and small corner stores would be exempted from the deposit. They estimate that 85% would be recycled under this bill. They have strong support from 11 Councilmembers, public interest groups and 14 ANCs and are asking ANC3E to also write a resolution in support of the bill.

Attendees stated that in other areas there are recycling bins attached to garbage cans.

Commissioners:

- Asked why we can't make our recycling program work. Acosta stated there is no incentive to participate in the recycling program and some plastics are not recyclable.
- Asked if the Mayor has stated whether she supports this. The Mayor has not stated where she stands and beverage distributors are opposing the bill.
- Stated they would like to see garbage cans paired with recycling bins on the sidewalk.
- Asked about how environmental justice plays into the project. Acosta stated the areas more burdened by pollution are Wards 5, 7 and 8.
- Asked what lessons they learned from other states. Acosta stated that some states set the deposit amount too low and/or didn't pair it with inflation and participation has dropped off. If participation is too low, this bill would allow the city to raise the deposit.
- Asked when the deposit would go into effect. Acosta didn't know.
- Stated that right now all glass goes into a landfill and asked about reusing glass. There were no provisions in the bill for recycling glass, but some of the proceeds to install refillable water stations around the city.
- Stated that they believed, for this bill to succeed, it needed to be adopted by Maryland and Virginia. Acosta stated that a bill, similar to the DC one, is under consideration in Maryland
- Stated they would support writing a resolution.

Discussion of and possible vote on resolution regarding Wesley Theological Seminary's Campus Plan application

Patrick Brown with Wesley stated that as part of their campus plan, they would like to build a 7-story dormitory for Wesley and AU students to replace two 1950s dorms. The dorm would be built by Landmark Properties under a ground lease. The campus plan would also demolish the old President's house and replace it with landscaping and a playground and the exit onto University Avenue no longer be used; egress and ingress would all be from Massachusetts Ave. They noted that they have removed the penthouse level of the dorm from their earlier proposal, the parking garage was reduced by 99 spaces, and they would add a bike station with 19 bicycles. Their biggest challenge was how to deal with the required inclusionary zoning. Under this plan, they would work with LISC to fund affordable housing in Ward 3. Funds would revolve between projects. They did get comments from ANC3E and ANC3D and are considering the comments.

Commissioner Bender stated there would be two hearings. The meeting on May 12 would be to consider the Campus Plan and there will be a later hearing on the IZ piece.

Attendees:

- Stated Wesley already received extraordinary relief via the two text amendments, and they felt the campus plan is vague on the details on their affordable housing plan and the \$8 million

Wesley is proposing to give to the housing fund is too low given the relief they have already been granted.

- Thanked us for trying to get the IZ piece right and allow Wesley to stay in place.
- Asked for clarification about a previous statement about taxes that Landmark would be required to pay. Brown replied Landmark would be obligated to pay real estate and income taxes on the land that would be part of the ground lease site.

Commissioners:

- Noted that while the resolution states we oppose the campus plan, we want to support the plan if we could get the affordable housing piece right.
- Asked when they thought they would be able to review the comments the Commission gave them. They didn't know if they would have them reviewed before the hearing. There would be a period between the hearing and the decision by the Zoning Commission.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft resolution regarding Wesley's Campus Plan application. The motion was approved by a vote of 7-0-0.

Discussion of and possible vote on resolution regarding proposals for Chevy Chase Community Center

Commissioner Quinn stated there has been a long process for the city to redevelop the Chevy Chase Civic Center. There has been a proposal to add housing to the Community Center and the Library site and the city conducted a small area plan for the site. The city has put out an RFP for the site with some very specific requirements, received eight different proposals for the site, and are currently accepting comments on the proposals. Quinn noted that the site is close to a lot of our ANC so what happens at this site is of importance to our community and he drafted a resolution that noted some specific things he would like to see on the site.

Attendees:

- Noted that ANC3/4G can only act if they do a survey of their constituents and they cannot agree on the survey and have not been able to put forth a resolution on the proposals.
- Asked why the resolution stated we did not support surface parking. Quinn replied that residents stated they would like to open space at the site and surface parking would take away from open space.
- Stated they were excited for a new community center and library and noted 7 out of 8 of the proposals have all units as affordable housing and the other one had just 30% market rate housing.
- Agreed with the resolution that the site should not have surface parking and wanted more affordable housing west of Rock Creek Park.
- Stated their home used to be in ANC3E and is now in ANC3/4G and they support the resolution.
- Stated they live in ANC3/4G and thanked us for recognizing how important the affordable housing is.
- Stated they would like to see more bus service for ANC3/4G.

Commissioners had no questions or comments.

Commissioner Quinn moved, and Commissioner Hall seconded a motion to approve the draft resolution regarding the Chevy Chase Civic Center. The motion was approved by a vote of 7-0-0.

ANC Business

- Approval of April 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft April 2025 Meeting Minutes. The motion was approved by a vote of 7-0-0.
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve a payment of \$390.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 7-0-0.
- Approval of FY2025 Q2 Financial Report - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the FY2025 Q2 Financial Report. The motion was approved by a vote of 7-0-0.

The meeting was adjourned by acclamation at 9:46 PM.

/s/:

Prepared by: Sherry Cohen
Approved on: June 12, 2025
Attested by: /s/ Tom Quinn