



**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**  
**November 13, 2025, 7:30 pm**

The meeting convened via Zoom at 7:35 PM with Commissioners Bender, 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 that the Western Ave Bike Lanes agenda item was removed from the agenda and will be heard at a later meeting.

Owen Cox, Ward 3 representative for the Mayor's Office for Community Relations (MOCRS) stated they will be holding office hours on November 21, from 3:00 to 4:30 at the Tenleytown Friendship Heights Library. The Snow Team Heroes has a signup link to help neighbors who cannot clear snow from their sidewalks. There will be an information session on November 19 from 6-7 PM, 2235 Shannon Place or via online Teams for anyone interested in learning more about the program. Cox also stated that there is a live leaf pickup tracker that can be found at [www.dpw.dc.gov](http://www.dpw.dc.gov) to track the progress of the leaf pickup crews.

Asked if we had any information for what would replace the Container Store. Noah Getz stated they have been in communication with the owner of the building but does not have any information yet on a replacement tenant.

**Presentation by 2<sup>nd</sup> District Police**

Lt Sharmika Gatewood stated there has been an 53% decrease in crime in PSA 202 over the last 30 days although motor vehicle thefts are up by 33%.

**Attendees:**

- Thanked Gatewood for the increased patrols in Tenleytown
- Asked for help with a homeless person at Warren and Wisconsin Ave. This has been brought up numerous times and the city has tried to provide services to this person and he has refused them and recently there have been reports of him defecating in public. MPD is aware of the complaints and has reached out to their Homeless Outreach Team and reviewed the area but saw no violations when they went there. She stated that anyone who witnesses these behaviors should call 911.
- Stated that in the past Gatewood has said that MPD does not cooperate with ICE but there have been reports in the news about MPD cooperating with ICE and Mayor Bowser has given vague answers when asked. Gatewood stated they while they do both work for the same task force and MPD will serve criminal warrants, MPD does not participate in the enforcement of immigration

law and administrative and bench warrants, and the 2<sup>nd</sup> District does house people arrested for any arrest made in NW DC.

- Stated there are juveniles congregating in the alley between Brandywine and Chesapeake behind 41<sup>st</sup> St.

Commissioners:

- Asked for more updates on ICE collaboration and asked for more information about the ICE task force. Lt John Mervig from the 2<sup>nd</sup> District participates in the task force. Commissioners asked if he could come to the next meeting.
- Noted that homeless people have no homes and removing them from an area just pushes them to another place.
- Asked for clarification about the time periods the reduction in crime took place over.
- Stated they believe the objection to ICE activities means they object to local tax dollars being used to conduct ICE activities.
- Stated they have gotten reports of juveniles smoking pot in the basement of the Friendship Animal Hospital building. MPD has removed the juveniles.
- Stated they received reports from a constituent about a neighbor with possible mental health problems and will forward that to the Lt later.

### **Discussion of and possible vote on resolution regarding or authorization for letter report on Wesley Campus Plan Further Processing**

Commissioner Bender explained that Wesley would like to work with Landmark, a Real Estate Investment Trust (REIT) to build new student housing on their campus for both AU students and their students. We still have issues to resolve around offsite affordable housing and a construction agreement. Pat Brown, representing Wesley, stated they are working with nearby neighbors to work out some details in the construction agreement that they believe will be more restrictive than the issues the ANC has raised. Wesley also met with the DC Department of Housing and Community Development (DHCD) and DHCD suggested Wesley pay them the offsite IZ contribution directly to DHCD to help provide affordable housing in Ward 3. They are waiting to hear more details about DHCD's proposal.

Bender stated the ANC has drafted a resolution that says the ANC supports the campus plan but disagrees with Wesley and Landmark on the amount of the IZ contribution. He also wondered whether the Zoning Commission can determine in a week who would get the money as they have not received detailed proposals from LISC and barely know anything about DHCD's intention. He also noted that Somerset Development has a project in our ANC that could benefit from Wesley's IZ contribution.

Attendees:

- Stated they would support the money going to the Somerset development on Wisconsin Ave as it is 100% affordable housing.
- Stated they support the draft resolution.

Commissioners:

- Two Commissioners were surprised that there were other parties weighing in on the construction agreement and asked what status the other groups have so that they could weigh in on our construction agreement.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft Wesley resolution. The motion was approved by a vote of 5-0-0.

### **Discussion of and possible vote on a resolution regarding proposed renovations to the AU Sports Center**

Commissioner Bender stated we heard a presentation last month by AU about their proposed renovations to their Sports Center. Commissioner Graff drafted a resolution in support of the renovations. She stated that AU will add about 2990 square feet to the sports arena that will be mostly internal and not change the footprint of the building

Attendees and Commissioners had no questions or comments.

Commissioner Graff moved, and Commissioner Hall seconded a motion to approve the resolution in support of the renovations to the AU sports center. The motion was approved by a vote of 5-0-0.

### **Presentation by representatives of DC Office of Planning regarding proposed zoning implementation of the Wisconsin Avenue Development Framework**

Maxine Brown Roberts with the DC Office of Planning shared a presentation on the Wisconsin Avenue Development Framework. She stated that there are four mixed-used zones that would be affected by the proposed text amendments: the Friendship Heights metro mixed use area, the Friendship Heights transition area, the Tenleytown metro mixed use area, and the Wisconsin Avenue mixed-use Area. This process started in 2021, and they are seeking approval for the new zoning at a Zoning Commission hearing on December 11. They are seeking high density residential and commercial and public facilities for the Friendship Heights metro area (MU-10), moderate density residential for the Friendship Heights transition area (RA-2), high density residential and medium density commercial use for the Tenleytown metro area (MU-10), and a mix of medium density residential and commercial use for the Wisconsin Avenue Area (MU-8A). She summarized the General Design Guidelines for any buildings in these new zones and the proposed pedestrian corridors and stated that under the new zoning regulations this dense/tall development could be done as a matter of right. OP is recommending that IZ+ apply across the board for these zones but noted that some developers have been asking for relief from IZ+. There were also concerns raised about parking restrictions in the Friendship Heights area as there are complaints about parking in the residential areas around the metro stop. They are working with DDOT and WMATA about those issues.

Attendees:

- Asked what level of engagement they have had with Jackson-Reed High School or Deal Middle School. Brown Roberts stated they have not had any direct contact with the schools. Commissioner Hall stated that she is on the board of PTSO at Jackson-Reed and said the students and parents want places for the kids to go and be engaged.
- A few attendees were concerned about the lack of detail in the design guidelines especially since the ANC and neighbors would not be able to weigh in on new developments in these zones. Brown Roberts replied they are proposing Matter of Right guidelines and if they need relief, they

will need to go to the ZC or BZA and there are setbacks to the residential areas that abut these new zones.

- Asked if WMATA is still seeking to move to the Lord & Taylor site. Brown Roberts said she didn't know about that.
- Asked if buses will still use 40<sup>th</sup> St. That will be reviewed by DDOT.
- Asked for more details about the parking issues in Friendship Heights. There is a proposal to reduce the number of parking spaces required by new development but there would be concerns about parking in the neighborhoods. Commissioner Bender stated that WMATA wants relief from providing parking and from IZ+ on the properties they currently own and the Lord & Taylor lot. OP is looking at that and will respond.
- Lives near the Whole Foods in Tenleytown and supports the increased density as businesses have struggled due to a lack of customers.
- Asked when the new zoning would take effect. This could happen by the spring. The actual development projects would depend on the developers.
- Stated the Tenleytown is a heat island in the summer and stated they would like more green space in that area.
- Asked if the matter of right developments would have to be LEED certified. That would depend on DOEE.
- Asked about their coordination with DCPS regarding school capacities. They normally do not work with DCPS at this stage.
- Ward 3 Housing Justice stated that the IZ+ requirements are not increasing proportionally with the increase in density and noted that there are obstacles in these plans for true affordability and diversity. Brown Roberts said their proposals are in line with the regulations.
- Was not in support of giving relief to WMATA from IZ+ requirements.
- Felt this framework would encourage new housing in this area and reduce hurdles to building those buildings.
- Asked if it was just WMATA asking for a reduction in parking or if other groups are asking. WMATA is the only group asking for the relief.
- Would like to increase the IZ+ requirements and not give relief to WMATA.
- Supported the Development Framework and wanted to see more development faster.

#### Commissioners:

- Was disappointed that there were no detailed design guidelines for the Framework.
- Was disappointed that WMATA is asking for relief from IZ+.
- Would like to see more design requirements for the front and backs of the buildings.
- Noted that allowing these developments to be matter of right would eliminate the ANCs ability to negotiate community amenities with the developers.
- Would like to see other community benefits like affordable senior housing and affordable day care in addition to the additional height and density.
- Stated the ANC has tried to get development while negotiating robust community amenities and avoiding the endless appeals by sometimes a single wealthy neighbor. This process has turned away developers. OP has made a good effort to fix these problems but they do not feel like we are there yet.
- Would like to see more details and definitions for the superior design. They will update that in their final report that will be submitted next week.

- Believes we need to have flexibility for the Lord & Taylor lot, or we might just get a bus garage on a 6-acre lot.
- Would like to see recreational facilities required on large lots.

### **“Know your Rights” presentation by representatives from UDC’s law school**

Emily Cassometus, a professor with the UDC Law School gave a presentation on people’s rights when they have encounters with law enforcement. Cassometus stated that if law enforcement knocks on your door, ask if they have a warrant. If they do not have a warrant, you do not have to open the door. If they have a warrant, it needs to be signed by a judge, have the correct address, and list the person and things they are looking for. If law enforcement stops you in a public place, the following phrases will preserve your rights – “am I free to go” (if the answer is yes, leave quickly and calmly), “I do not consent to a search”, “am I under arrest?” (if no, ask again am I free to go?), “I want to speak to a lawyer now”, and then “I wish to remain silent” (and then stop talking). If you are asked for ID, you must show ID if you are operating a vehicle. Otherwise, in DC they may only require you to give your name and address. If you are stopped for immigration reasons, show them copies of your papers. If you see someone who looks like they need help, ask them if they want help. Then consider if there is an agency other than MPD that can be called, such as the homeless help line, etc. If law enforcement is there, then start recording the encounter and stay out of the way. They ask that residents send videos to [report@filmthepolicedc.org](mailto:report@filmthepolicedc.org).

Attendees asked if you see an ICE stop, can you ask if the police if they have a warrant. Cassometus said you can ask whatever you want but the police don’t have to answer you. She suggested asking yourself if it will further escalate a situation if you ask those questions.

Commissioners asked:

- For clarification about whether you should talk to the police. Cassometus clarified that you shouldn’t let them in your house because that could lead to further searches.
- For a copy of the presentation to be put on our website.
- About MPDs cooperation with ICE. Cassometus said that in the last few days both the MPD and Mayor’s office have admitted they are cooperating.

### **Presentation by Clark Construction regarding construction of a canopy over the Tenleytown Metro Stop**

Liv Smith with Clark Construction stated they will be installing a canopy over the Tenleytown metro station to protect the station, escalators and the pedestrians using them. All work at the Tenleytown Metro will take place at night between 12 am and 5 am. The work will also include sidewalk improvements around the metro station. Both entrances will remain open and those escalators will continue working throughout the construction. There will be one week where they will be doing loud work. The work will start in December and is expected to be completed in June.

There were no questions from attendees.

Commissioners:

- Asked them to reach out to the condo board at City Line to inform them of the work.

- Asked if they were using dark sky compliant lighting or regular lighting. Smith was unsure if they were.
- Noted that this area was supposed to be redesigned under the Tenleytown Station Access study and it never happened.

### **Presentation by DDOT regarding proposed bike lanes on Western Avenue**

This item was removed from the agenda and will be heard at a later meeting.

### **ANC Business**

- Approval of October 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft October 2025 Meeting Minutes. The motion was approved by a vote of 5-0-0.
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve a payment \$470.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 5-0-0.

The meeting was adjourned by acclimation at 10:48 pm.

/s/:

Prepared by: Sherry Cohen  
Approved on: December 4, 2025  
Attested by: /s/ Tom Quinn