



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
December 4, 2025, 7:30 pm

The meeting convened via Zoom at 7:34 PM with Commissioners Bender, Cohen, Gianinno, Graff, 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

Attendees did not raise any issues they wanted to speak about.

Presentation by 2- District Police

Lt Sharmika Gatewood stated there has been 40% decrease in crime this month compared to the same time last year. There was one robbery in which the suspect snatched a necklace from an elderly pedestrian. They are working with the victim and are looking for video footage. Cmdr Savoy stated that property crimes are increasing with thieves targeting expensive coats and Apple Max headphones.

Commissioner Bender asked about MPD cooperation with ICE. Lt Merzig, who runs the crime suppression team for the Second District, has been working with the federal forces. He stated that the federal forces, including FBI, Secret Service, IRS Special Agents, etc., have been detailed to MPD Officers and help cover more area. Merzig stated they are not working with ICE. ICE does its own thing.

Attendees:

- Asked about the status of a simple assault that occurred on November 25. Gatewood did not have information on that assault but will follow up with the information about it.
- Asked about the relationship between MPD and the National Guard. Merzig stated that guardsmen have been deputized as US Marshalls, and he contended that they have the authority to stop and detain people even if they have not witnessed a crime but not investigate. They have been very helpful in detaining people that match lookout descriptions in robbery cases. He was unsure how the relationship between the National Guard and MPD will change after the shooting of the National Guardsmen.

Commissioners:

- Stated that they heard from many constituents that MPD is working with ICE and hopes it is true that MPD is not working with ICE
- Asked about crime at Wilson Pool. Gatewood stated that detectives want to do a tour of the aquatic center. Cmdr Savoy suggested we invite detectives and DPR representatives to next meeting and DPR.

- Stated that while they are glad the additional manpower is helping to suppress crime, the FBI should be doing FBI work, and the city needs to hire more MPD officers. There are too many reports of MPD working with ICE, although maybe in other parts of the city.
- Asked if it was true that drivers cannot take a right turn on red in the city. Gatewood stated that was correct, but it is not enforceable if there is not a sign at that intersection.
- Asked if MPD must accompany National Guard troops. They are still working through those details.

Discussion of and possible vote on a resolution regarding proposed zoning implementation of the Wisconsin Avenue Development Framework

Commissioner Quinn stated that the Comprehensive plan and Future Land Use Map (FLUM) were updated by the Office of Planning (OP) five years ago. These updates would allow for taller buildings along most of Wisconsin Ave between Van Ness and Western Avenues. Under the current process, developers negotiate with nearby neighbors and the ANC to get the increased density and height in exchange for community amenities which could include traffic mitigation, community amenities, public space improvements, and greater amounts of affordable housing (IZ) than required by law. Unfortunately, at least four projects in the neighborhood have been delayed due to appeals. Other projects may have been smaller than they would have been had the prospect of appeal of a PUD did not loom. Over the last three years, OP has worked to update the process via the Wisconsin Avenue Development Framework which allows for the increased height and density if developers offer IZ+ defined up to 20% of the units to be offered to residents making between 60% - 80% of Area Median Income (AMI). The Framework does not have any traffic mitigation benefits. The resolution Quinn authored has a list of suggestions he believes could make the framework better including a form-based code, the elimination of curb cuts along Wisconsin Ave, and the undergrounding of utilities and asks OP to define what they mean by “superior design” mentioned in the Framework.

Attendees:

- Asked the ANC to clarify what is meant by a form-based code in the draft resolution. Bender replied that the form-based code would apply to the enhanced matter of right in place of the design review and they want the PUD process to remain available. The attendee suggested we also suggest that the ZC allow for OP to amend the framework later with the form-based code because they didn’t think OP would have one defined by the hearing.
- Suggested the resolution could be a little clearer if we changed the format of the resolution to say upfront that we are supportive of greater height and density. Quinn replied that we must write the resolution in a specific format but the testimony at the hearing can be in the format they suggested.
- Stated that we did not say in the draft resolution that we want more density along the corridor.
- Stated that many people state that IZ+ is defined as 20% of the floor area, but that is only true if it is stick-built construction (wood). For large concrete and steel buildings (anything over 90 feet tall), IZ+ would be 18% of the floor area and for some construction, it would be less. Most of the taller construction will be concrete and steel. They stated the text amendments are so sloppily drafted, the IZ+ would not apply.

- Said the Framework would allow for up to 300% increases in density and thought the developers could offer more than 18% IZ. Once you increase the density by that amount, they will not come down, and developers will not have to seek PUDs with these limits.
- Stated Ward 3 Housing Justice believes the set asides for affordable housing should be more than what is currently required. They believe the way the language is written, there is a loophole and the amount of IZ depends on what the matter-of-right is so the IZ+ might be much less than 18% or 20%.
- Another attendee stated there is no IZ+ loophole and anything developed under the Framework would be subject to IZ+. Anything that is built 125% or more in density over the current matter of right would be subject to the maximum IZ+ requirement. One of the earlier speakers contended that those calculations wouldn't apply because the zoning regulations are sloppily written. This attendee stated it is based on the zoning map not the regulations and there is no loophole. Developers can make their buildings smaller if the conditions exist (i.e., construction or lending costs) such that the IZ requirements make the economics not work or seek a PUD.
- Thought the ANC is thinking too much about this.
- Believed developers would go to the BZA to get an exception to get out from under the IZ+. An attendee replied there has never been a situation where you can get out from under it as it is an extremely high bar.
- Stated that a 130-foot tall building in Tenleytown is too high.
- Attendees suggested amendments for the resolution.

Commissioners:

- Thought the resolution threads a difficult needle.
- Would like the resolution to ask for bike lanes along Wisconsin Ave.
- Stated there is nothing to encourage small businesses to move into the area and would like to see the Framework utilize a more holistic planning process.
- Would also like the Framework to have more comprehensive design guidelines and was concerned about giving up leverage in negotiations with developers down the road with no ANC or community input.
- The IZ+ issue is a difficult one to fully grasp, but we need more affordable housing.
- Stated that it is odd that we ask developers to do things the city should be responsible for and the PUD process is long and painful and doesn't think it has been a good process for housing or our neighborhood. This process would deliver both market-rate and IZ housing.
- Reviewed the changes to the draft resolution that were made.

Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve the amended Wisconsin Avenue Development Framework. The motion was approved by a vote of 4-2-0 with Commissioners Cohen and Gianinno opposing.

Presentation by DC Water regarding initiatives in the area including small diameter water main replacement and free lead service line replacement

Sean Moore with DC Water gave a presentation on their Lead Free DC Program to remove all 42,000 lead and galvanized service lines in the District for free. The program is also working to replace some water main lines and all service lines and fire hydrants coming from those water mains. They are working block by block. They are currently working at 36th and Chesapeake. Residents can check the status of pipes at <http://geo.dewater.com/lead>. Homeowners must consent to the work and all work is free. Residents can call DC WASA 202-787-4044 or email lead@dewater.com or sean.moore@dewater.com or they call Moore at 202-787-4049 or the Construction Manager Shah Shirazay – 202-6747102 with any questions.

One attendee asked if they could talk with someone from WASA before agreeing to the work. Moore said he would be happy to answer any questions they had.

One Commissioner said he had his water line replaced and said it went great and was a good deal financially. Another offered to go door-to-door to speak with residents about the program.

ANC Business

- Approval of November 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft November 2025 Meeting Minutes. The motion was approved by a vote of 6-0-0.
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve a payment \$440.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 6-0-0.
- Commissioner Quinn stated that we need to compile a year-end report.

The meeting was adjourned by acclamation at 10:32 pm.

/s/:

Prepared by: Sherry Cohen

Approved on: January 8, 2026

Attested by: /s/ Tom Quinn