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 — November 18, 2025

Public Meeting Minutes

Meeting started: 7:00 PM

Location: Zoom

Watch the Meeting

Commissioners Present: Carlson (Chair)
Baer
David
Guzman
Iglesias
Rofman

Item	Vote
Approval of November 2025 Agenda	6-0-0
Approval of ANC Minutes for October 2025 Meeting	6-0-0
Approval of Q4 FY2025 QFR (Treasurer's motion)	6-0-0

Call to Order: 7:00 PM
Adjournment: 8:40 PM

I. Welcome, Call to Order & Roll Call [00:00]

- Chair Carlson called the meeting to order and confirmed a quorum (Commissioners Baer, Iglesias, Guzman, Rofman and Chair present; Commissioner David came shortly after). The November agenda was adopted without objection.

II. Regular Agenda — Community Forum [00:42]

1. DC Metropolitan Police Department (MPD) — Lieutenant Forrest (PSA 203) [01:02]
    - MPD 30-day statistics: 1 motor vehicle theft (3000 block Tilden), 2 stolen autos (5100 blk 33rd & 3300 blk Ross), and 34 thefts from autos (down 21% vs prior period). No homicides, sexual assaults, ADWs, robberies or burglaries reported in the 30-day window.
    - Scams advisory: callers spoofing police or government numbers and requesting money. Advice: hang up, call back the official number (e.g., your district police station or government agency) or Google the official number to verify. MPD will NEVER call requesting payment or gift cards.
    - Public exchange safety, such as a Facebook Marketplace sales: use district police stations or Amazon lockers for online purchase exchanges.
    - Incident clarification: the reported armed robbery at the 3000 block of Van Ness was investigated and the victim later acknowledged fabricating a gunpoint claim after being scammed, so incident reclassified as theft.
    - Community concerns: residents (particularly in apartment buildings along Connecticut Avenue) report frequent police responses and ongoing safety concerns that don't appear in MPD 30-day stats. Lt. Forrest explained that call types (mental health, disturbances, loitering, nonreportable incidents) and initial call prioritization can produce visible heavy police response even when incidents do not become crime-card reports.MPD will follow up on specific recent incidents (e.g., 4500 Connecticut Avenue ~10:00 PM) and offered to meet with community members to reconcile differences between FOIA data and MPD crime-card reporting.
    - Lt. Forrest to look into above-mentioned 4500 Connecticut incident and follow up.
2. UDC (Juanita Gray) [25:25]
    - Homecoming events announced: free community tailgate Saturday 11/22 (11 AM) and basketball games (women's 1 PM, men's 3 PM). Van Ness Community Campus Task Force meeting Thursday 11/20 at6:30 PM (Teams)

— link posted in meeting chat. Campus facilities updates: new pole banners, UDC signage on Building 38, awaiting permitting for banners at 4250 Connecticut Avenue, Dock House completion slated for Dec 2025, Tropical Smoothie documents under review.

3. DDOT Christophe Wassmer: Safe Routes to School (Murch Elementary) & pedestrian safety [29:00]
    - Project design underway for Murch Elementary Safe Routes to School; engineering review in December; ANC notice of intent expected in the spring; infrastructure/sign changes limited by law to 350-foot radius around Murch; improvements under consideration include pick-up/drop-off changes, pavement markings, signage, speed humps, and raised crosswalks.
    - Question about changing traffic directions on Davenport/Ellicott during peak pick-up/drop-off: Christophe Wassmer will follow up.
    - Crossing guard staffing: Davenport & Reno intersection listed as a supplemental post to Murch Elementary, despite being less than 100 feet from a Pre-K classroom; citywide staffing shortages mean some supplemental posts are unfilled and traffic control officers are backfilling. Christophe Wassmer to provide information on changing prioritization classifications and action options; next traffic safety input selection round is on January 1, 2026.
    - Nebraska & Connecticut pedestrian crash involving a student noted; intersection is on Connecticut Avenue Multimodal Safety Improvement Program; crashes involving pedestrians increase TSI prioritization.
    - Action: DDOT to follow up in January on any TSI selections for ANC3F and provide more detail on crossing-guard prioritization and potential changes.
4. Community announcements: ANC 3F connected Northwest Community Food with Murch HSA and school leadership so families needing food assistance could be served; Murch has distributed Safe Routes to School survey directly to ANC Commissioners and via Murch HSA and "Friday Folders" directly in student backpacks (some parents reported not receiving information); DDOT to provide basic project materials on request.

III. Committee Reports [45:15]

- Streets & Sidewalks (Paul Harrison) [45:15]
    - DC Water preparing to reopen Albemarle Street to traffic and will replace/repaint the raised crosswalk and speed table at 32nd & Albemarle; DDOT public space inspection to follow repaving. Proposed community convening early 2026 to advise DDOT on sidewalk improvements; Davenport stormwater features installed.

- Parks & Watersheds (Kathy Sykes) [48:29]
    - Kathy Sykes named chair of Parks & Watersheds Committee. Recent activities: invasive removal at Brandywine Park and tree plantings at Linnean Park; pollinator projects making strong community progress with three sidestreet treeboxes planted; most ANC grant projects nearly complete.
- Schools & Universities (Murch updates in community forum) [52:00]
    - Housing & Neighborhoods (follow-ups below) [53:37]

IV. Regular Agenda [53:37]

- Housing Roundtable Follow-up [53:37]
    - Summary: Commissioner Carlson and Housing Committee Chair Marilyn Lantz attended Councilmember Fruman & Henderson's Housing Roundtable to discuss issues in apartment buildings along Connecticut Avenue (behavioral health, substance use, safety). Panel included Housing First developer, DC Department of Behavioral Health (DBH), and DC Housing Authority (DCHA) representatives. Outcomes reported by Councilmember Fruman's office [57:16]:
        - DBH introduced a hotline for residents to report concerns before crises (follow-up in ~1 day); number to be circulated to ANC.
        - DBH will place additional case managers on-site in 8 buildings along Connecticut Avenue (onsite Mon–Fri) to engage residents and coordinate care. Buildings listed: 3003 Van Ness, The Brandywine, Connecticut House, The Avalon, Connecticut Heights, Sedgwick Gardens, The Kenmore, and 5301 Connecticut Avenue. Pilot may expand based on feedback; hotline available for any DC building.
    - Community concerns persist that FOIA call data and residents' lived experience (high call volumes in buildings) are not fully reflected in MPD crime-card reports; MPD and community will work to reconcile reporting differences.
- ABCA Cannabis Hearing Update (CannaArt / Bold Alley) [01:01:11]
    - ANC 3F testified in ABCA hearings (split into two sessions on 10/1 and 10/31 for atotal ~8 hours) opposingCannaArt's medical cannabis license application based on evidence that 1. CannaArt operated illegally in violation of its COI and before legal licensure; and, 2. pedestrian and vehicular safety concerns. ANC 3F presented testimony on vehicle and pedestrian safety and illegal operations; nearly 100 community members submitted numerous protest letters (majority from within ANC 3F). ABCA has 75 adys to rule, with an expected ruling by December 15. Note: Bold Alley

(sub-tenant/pop-up at the CannaArt address) has posted that it is now closed.

- 3415 Yuma Street NW (former Days Inn parking garage) — Presentation by Jeff Utz, Goulston & Storrs; Highcrest/3415 Yuma Dev LLC (Colin Dean) [01:08:24]
    - Project overview: parcel (Square 1971, Lot 26) is former 3-level parking deck behind Days Inn; future land use designation changed to medium-density residential in prior actions (2020/2021). Applicant intends a Zoning Map Amendment from R-1-B to RA-3 to permit multifamily development.
    - Timeline: Notice of Intent to file sent; expecting to file in ~6 weeks after 45-day NOI period; Zoning Commission hearing likely mid–late Q2 2026; decision possibly in summer 2026 with order toward end of 2026 (9–12 month process anticipated).
    - Project scale: proposed baseline ~65 units; ~20% IZ+ affordability (approx. 13 units at 60% MFI). Applicant also holds contract for 4422 Connecticut Avenue (former Burger King site) and anticipates combined presence of ~110 units across both projects. The Connecticut parcel will be pursued as a buy-right development and expected to move faster; anticipated construction start for at least one project in early 2027 (subject to financing/permits).
    - Parking: the rear surface lot behind the Burger King parcel was included in the sale; applicant intends to use it as secured surface parking (gated/fenced), not a parking structure.
    - Management: applicant intends active on-site management across both properties to support neighborhood stewardship; additional details to be shared in future filings.
    - Action: Applicant to file formal zoning application and return to ANC 3F for comment and engagement during the zoning process.

V. Regular Agenda

- The Whale Tea — Stipulated License Application [01:24:03]
    - Applicant: Teresa Jian (Whale Tea / The Royalty) with license agent Amy Solomon. Seeking tavern (full liquor) license plus entertainment endorsement (small live music/open mic). Plan: keep existing boba shop layout; introduce tea-themed cocktails, beer, and wine; small-scale entertainment (solo instruments, harp, guitar) only.
    - ANC 3F agreed to prepare a settlement agreement / letter of support with standard guardrails (entertainment limits, hours, operations). Because ANC 3F does not meet in December, Commissioners agreed to review and, if appropriate, sign the settlement/letter outside of a formal meeting to avoid disadvantaging the applicant.

    - Action: Commissioners Iglesias and Gloria Garcia (Van Ness Main Street) to coordinate settlement language for ANC 3F review and signature in December if needed.

VI. Commission Business

- Treasurer's Report (Sue Guzman) [01:33:29]
    - October monthly Treasurer's report and FY25 Q4 QFR were circulated to Commissioners via email prior to the Public Meeting. Per new OANC rules, monthly treasurer reports are provided for FYI only and do not require formal approval at the meeting.
    - Motion: Approve Q4 FY25 QFR. Motion moved and passed unanimously by Commissioners present.
- Commissioner Updates
    - Commissioner David announced Emergency Rental Assistance Program opening November 20 and provided contact number for residents.
    - Reminder: ANC3F will not meet in December; next meeting tentatively scheduled for Tuesday, January 13, 2026 at 7 PM.
- Approval of November 2025 meeting minutes
    - Motion to approve November meeting minutes moved and passed by Commissioners present.

VII. Adjournment

- Motion to adjourn passed. Meeting adjourned. Chair Carlson thanked participants and wished safe holidays.
- Whale Tea (Teresa/Amy) & Commissioners (Iglesias/Gloria): Draft and circulate settlement agreement / letter of support; circulate to commissioners for signature in December if needed. (Teresa/Amy/Commissioners)
- ANC Chair / Clerks: Circulate meeting minutes, FOIA/MPD data reconciliation meeting invite (to interested residents, Marilyn), and the DDOT/Safe Routes materials for Murch to interested Commissioners/residents. (ANC Staff)

Recorded timestamps for key agenda items (for reference):

- Call to order & roll call: 00:00
- MPD report and scams advisory: 01:02
- Van Ness / UDC updates: 25:25
- DDOT / SRTS & crossing guard staffing: 29:00
- Committee reports (Streets & Sidewalks, Parks): 45:15 & 48:29
- Housing Roundtable follow-up & DBH pilot: 53:37 & 57:16
- ABCA cannabis hearing update: 01:01:11
- 3415 Yuma presentation (Goulston & Storrs / Highcrest): 01:08:24

- Whale Tea liquor license discussion and next steps: 01:24:03
- Treasurer's Report / QFR vote: 01:33:29
- Adjournment: 01:37:14

Next meeting: Tuesday, January 13, 2026 at 7:00 PM (no meeting in December)

1. Signed:

/s/:

Prepared by: Commissioner Amy Rofman, 3F01
Approved on: January 13, 2026
Attested by: /s/ Commissioner Courtney Carlson (Chair)