

## ANC 1D Public Meeting Minutes

**January 20, 2026 at Mount Pleasant Library and Zoom**

### **Meeting Call to Order**

At 7:00 pm, Angela Allison called the meeting to order. The meeting was publicly noticed through social media, the ANC1D website, and neighborhood listservs. The meeting was held in person at the Mount Pleasant Library and virtually via Zoom, and it was recorded. Spanish interpretation was available during the meeting.

SMD1D01 -- Jay Falk, present

SMD1D02 -- Susan Patrick, present

SMD1D03 -- Erika Núñez, present

SMD1D04 -- Melissa Wyers, present

SMD1D05 -- Omar Parbhoo, present

SMD1D06 -- Angela Allison, present

SMD1D07 -- Gary Decker, present

### **Election of Officers**

The Commission conducted elections for 2026 officer positions:

- **Chair:** Omar Parbhoo was nominated and elected unanimously
- **Vice Chair:** Angela Allison was nominated and elected unanimously
- **Secretary:** Susan Patrick was nominated and elected unanimously
- **Treasurer:** Melissa Wyers was nominated and elected unanimously

Commissioner Wyers moved to remove Dos Locos liquor license application from the consent agenda to the regular agenda for discussion. The agenda was approved as amended with a 7-0-0 vote.

### **Public Comment**

- **Tim** raised concerns about a new MPD CCTV camera installed at Park Road, Mount Pleasant, and 17th Street without proper public notice as required by DC Municipal Regulations Title 24, Chapter 25. He requested ANC assistance in gathering transparency and accountability around the installation.
- **Niccole Rivero (Councilmember Nadeau's Office)** provided updates on:
  - Committee on Public Works unanimous approval of roundtable report on federal immigration enforcement cooperation
  - Performance oversight hearing season schedule now available

- First reading passage of bill to include transit workers in Employer Assisted Housing Program
- Pending legislation on housing production targets, government report deadlines, housing trust fund reform, and substance use disorder outreach program expansion

## **DC Government Presentations**

**Metropolitan Police Department (3D):** Captain Nathaniel Porter (filling in for Captain Jones) reported:

- Zero robberies in ANC 1D in the past month
- Two assaults with dangerous weapons (one domestic incident, closed with arrest)
- Two motor vehicle thefts (one recovered)
- Several thefts from autos and businesses
- Reminder to avoid leaving visible items in vehicles
- DC Shelter Hotline: 202-399-7093
- All recent ICE-related protests in DC have been peaceful
- Addressed questions about CCTV camera installation process and protocols
- Discussed incident at DC USA Mall involving protestors and security

**Mount Pleasant Village - Housing Study Presentation:** Chris Walker presented findings from the demographic and housing report:

- Analysis of age demographics showing increase in 35-44 age homeowners and aging homeowner population
- 70% of housing units are renter-occupied, with 40% in elevator buildings along 16th Street
- Single-family properties with rental units (4 units or less) contribute to neighborhood affordability
- Median single-family three-bedroom valuation around \$1.1 million
- Second-highest appreciation rate among peer neighborhoods
- House price to income ratio has increased from 5.5 in 2000 to 9 currently
- Identified potential development sites: Best Way, Streets Market, McCormick Paint, Dollar Store
- Phase 2 work underway focusing on development capacity and affordability analysis

**DC Water - Piney Branch Tunnel Project:** Andy Galli and Steven Bealby presented:

- Project will capture and store combined sewer overflows (approximately 40 million gallons/year at CSO49)

- Two construction sites: CSO49 near 16th Street Bridge and Park Road
- Temporary roadway relocation required on Piney Branch Parkway
- Road closure expected for up to one month around April 2026
- Pedestrian path will be maintained throughout construction
- Early work phase: January through May 2026 (fencing, utilities, roadway relocation)
- Blasting for shaft and tunnel expected late summer/fall 2026 (1-2 blasts per week, 4-6 total over ~2 months)
- Construction hours: 7am-7pm Monday-Friday, with some Saturday work
- Hauling routes coordinated with DDOT
- Pre- and post-construction surveys offered to nearby residents
- Project will reduce overflows by 96% and restore park area with tree replanting
- Coordination with National Park Service on 17th Street sidewalk work

## **New Business**

**Dos Locos Liquor License Application (3116 Mount Pleasant Street NW):** Commissioner Wyers presented resolution supporting retailer's Class C tavern license with hours 7am-2am Monday-Thursday and 7am-3am Friday-Saturday. The business will co-locate with Dos Gringos, which will continue operating. Both businesses will share some space including patio area.

Motion to approve by Commissioner Wyers, seconded by Commissioner Allison. Resolution approved 7-0-0.

**3224 16th Street NW (Henderson Building) Development Plans:** Adam Crain (Two Plies Architecture) presented concept plans for converting the historic Henderson mansion complex into residential units:

- Property consists of historic mansion (1920s), school addition (1950s), and rear residential structure
- Proposed 7-level addition over non-contributing 1950s portion
- Approximately 90 units total (mix of for-sale and rental)
- 10% inclusionary zoning affordable units (calculation pending)
- Accessible units per code requirements
- By-right development, no zoning variances needed
- Going before HPRB for concept review on January 22nd
- Current daycare tenant is month-to-month
- Drive aisle will be infilled, curb cut closed (alley access available)
- Commissioners requested community engagement with Mount Pleasant Village and other groups before next presentation

**Resolution on Safe Bike Lane Connection at 15th Street NW:** Commissioner Núñez presented resolution requesting DDOT prioritize safe bicycle connection between Mount Pleasant Street/16th Street and the 15th Street NW protected bike lane. Current conditions force cyclists to mix with high-speed traffic or use narrow sidewalks.

The resolution urges DDOT to:

- Prioritize closing this safety gap in FY26-27 planning
- Act on pending traffic safety investigation at 16th/Mount Pleasant/Columbia Road intersection
- Advance physically protected infrastructure and intersection safety improvements

Motion to approve by Commissioner Núñez, seconded. Resolution approved 7-0-0.  
Commissioners Falk (1D01) and Núñez (1D03) designated to represent the Commission.

**2026 Meeting Calendar:** The Commission approved the 2026 meeting calendar maintaining the existing cadence:

- Committee of the Whole: First Monday of each month (administrative meetings)
- Public meetings: Third Tuesday of each month
- Summer recess: No meetings in July and August
- Next Committee of the Whole: February 2nd on Zoom
- Next Public Meeting: Tuesday, February 17th at Mount Pleasant Library and Zoom

Approved 7-0-0.

## **Committee Reports**

**Committee of the Whole (Chair Parbhoo):** Discussed meeting logistics, officer elections, and agenda planning for the public meeting.

## **Amigos Park Update (Commissioner Wyers):**

- Contractor selected for construction work
- Due diligence expected to complete within 10 days
- Construction timeline expected first or second week of February
- Project will be fast-tracked
- Streets Market coordinating with city on fence removal and their portion of work
- One large dead tree removed by Department of Urban Forestry (unrelated to construction)
- All preservable trees will be protected during construction

## **Grants Budget (Commissioner Wyers):**

- FY26 total allocation: \$25,000
- Q1 grants awarded: \$5,500
- Q2 available funding: \$7,000 (includes \$750 rollover)

### **Treasurer's Report**

Commissioner Wyers presented Q1 FY26 financial report (October-December 2025):

- Starting balance: \$65,387.56
- Income: \$6,978.49 (district allotment \$4,753.43, refund \$21.20, interpretation reimbursement \$2,203.86)
- Total funds: \$72,366.05
- Disbursements: \$6,618.01 (communications \$154.01, office supplies \$125.68, grants \$3,000, services \$3,150, miscellaneous \$188.32)
- Ending balance: \$65,748.04

Motion to approve Q1 budget by Commissioner Wyers, seconded. Approved 7-0-0.

### **Monthly Expenses (December 2025):**

- Partial allotment income: \$2,203.86
- MailChimp: \$21.20
- Administrative staff (November): \$600
- Bystander training: \$750
- Total expenses: \$1,371.20

### **Secretary's Report**

Commissioner Patrick encouraged community members to sign up for the ANC1D Commissioner Newsletter at [ANC1D.org/newsletter](https://ANC1D.org/newsletter).

### **Commissioner Updates**

- **Ward 1 Council Candidate Forum:** March 3rd, 7-9pm at Mount Pleasant Library (location may change based on RSVPs). Partnering with Mount Pleasant Village. Registration required for both in-person and Zoom attendance via QR code on flyer available at [ANC1D.org](https://ANC1D.org) and Village website.
- **Performance Oversight Hearings:** Commissioner Allison reminded residents that oversight hearing season has begun (Office of Tenant Advocate hearing January 23rd). Community members can submit testimony or testify in person. Written testimony can be submitted approximately one week after scheduled hearings. Commissioners available to assist or submit testimony on behalf of constituents.

- **National Park Service Work:** Work scheduled to begin in February on Piney Branch Parkway and 17th Street. Initial work will not be 17th Street sidewalk work. Updated schedule to be communicated regarding potential traffic impacts and road closures.
- **Commissioner Falk:** Noted that at least two resolutions came directly from constituent suggestions and encouraged residents to reach out with ideas.

### **Meeting Adjournment**

Motion to adjourn by Commissioner Allison, seconded by Commissioner Patrick. The meeting adjourned at 9:07 pm by voice vote (7-0-0).

**Attested by:** Susan Patrick, Secretary