

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Public Meeting Minutes

April 21, 2026

The Chair called the meeting to order at 7:08 pm.

The meeting was held in hybrid format (in-person and virtual by Zoom).

Roll Call: All five Commissioners were participating: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05) attended in person. Commissioner Claire McCafferty (3A04) participated in the meeting by Zoom.

Quorum: The Secretary confirmed that a quorum was participating. (Three of the five Commissioners constitute a quorum.)

Verification of Notice: The Secretary confirmed that notice of the meeting and a copy of the proposed agenda had been shared 7 days in advance of the meeting as required, using the two methods previously approved by the Commission: the ANC 3A website and email including ANC 3A email list, local listservs and Nextdoor Neighbors e-network, which met the notice requirement.

Approval of Agenda: The Chair made a motion to vote on the proposed meeting agenda, with a few changes: to defer to the May 12 public meeting the discussion and vote on a DDOT Notification of Intent to change the location and signage of the existing pick-up/drop-off (PUDO) zones on the 3900 block of 37th Street; and also to add one item, a vote on the Sidwell Friends School's request for support for a Modification without a Hearing to change the schedule for installing a new PUDO zone on the campus. The motion was seconded and the Commission voted 5-0 to approve the agenda with those changes.

Official Actions:

1. *Resolution to Support Augie's Cathedral Heights Liquor License with Endorsements for Sidewalk Café, Live Entertainment, Carryout and Delivery (ABRA-135310), 3228 Wisconsin Avenue NW.* Commissioner Allen made a motion to vote. The motion was seconded and the Commission voted 5-0 to approve.
2. *Resolution to the DC Council to oppose reappointment of the two PSC Commissioners Thompson and Trabue whose terms are expiring.* Commissioner Mladinov made a motion to vote. The motion was seconded and the Commission voted 5-0 to approve the resolution.
3. *Resolution to the DC Board of Zoning Adjustment (BZA) expressing support for a Modification without Hearing for Sidwell Friends to delay the date for relocating the Middle School PUDO zone until after Lower School construction work is completed, to avoid conflicts between construction trucks and vehicles dropping off or picking up students.* Commissioner Bowers made a motion to vote. The motion was seconded and the Commission voted 5-0 to approve.
4. *ANC 3A Quarterly Financial Report 2nd Quarter FY2026.* Commissioner Allen made a motion to vote on the Quarterly Financial Report. The motion was seconded and the Commission voted 5-0 to approve.

Adjournment: The Chair made a motion to adjourn the meeting. The motion was seconded and the Commission voted 5-0 to adjourn.

The meeting adjourned at 8:41 pm.

FULL SUMMARY

The meeting was held in hybrid format, in person at the McLean Gardens Ballroom and by Zoom.

Chair Thaddeus Bradley-Lewis called the meeting to order at 7:08 pm.

All five Commissioners were participating: Thaddeus Bradley-Lewis (ANC3A01), Gracemary Allen (ANC3A02), Isaac Bowers (ANC3A03), and Ann Lane Mladinov (ANC3A05) in the room and Commissioner Claire McCafferty (ANC3A04) by Zoom. The Secretary confirmed there was a quorum for the meeting. (Three of the five Commissioners constitute a quorum.)

The Secretary confirmed that notice of the meeting and the proposed agenda had been shared 7 days in advance of the meeting as required, using the two methods previously approved by the Commission: the ANC 3A website and email including ANC 3A email list, local listservs and Nextdoor Neighbors e-network, which met the notice requirement.

The Chair presented the proposed agenda. The Chair made a motion to vote on the proposed meeting agenda. The motion was seconded and the Commission voted 5-0 to approve the agenda with those changes.

MPD Community Report

Captain Darren Haskis of MPD Second District (Sectors 1 and 2) provided a report on crimes and public safety issues in ANC 3A. He said there had been 40 crimes reported in ANC 3A for the year to date compared to 69 in the same period of 2025. Only 1 violent crime had been reported in the area since January 1, compared to 9 in 2025. There were also 39 reported property crimes this year compared to 65 in the same period the year before, including 3 burglaries (2 last year), 2 stolen motor vehicles (same as last year), 3 thefts from auto (6 last year) and 31 other thefts (54 last year).

Captain Haskis said for the previous 30 days, there were 12 total reported crimes in ANC 3A compared to 17 during the same period last year. The total for 2026 included no violent crimes, no burglaries, no stolen motor vehicles, 1 theft from auto, and 11 general thefts compared to 19 for those dates in 2025. Commissioner Mladinov asked about the reported theft from auto the morning of April 20 on the 3800 block of Massachusetts Avenue which is the boundary between ANC3A02 and ANC3A05. Captain Haskis said he would check for more information on the incident and share any available details.

Commissioner Bowers shared a constituent's concern about recurring late night noise on the plaza of Cathedral Commons, where there is a bench that has been used several times by a family with young children screaming loud enough to wake people inside their units overlooking that location. The constituent had called the police. Commissioner Bowers asked if MPD could assign extra patrols there.

Another resident asked about recent traffic fatalities in the District. Though those incidents were not in ANC 3A, concerns were raised about speeding along Massachusetts from Idaho Avenue to Cathedral Avenue in the morning and also in the evening. Captain Haskis said he would have a traffic enforcement vehicle do enforcement on Massachusetts Avenue between Idaho and Cathedral for a few days.

Report from Local Organizations

Owen Cox representing the Mayor's Office of Community Relations and Services (MOCRS) in Ward 3 announced that on Saturday, April 25, there would be a Spring Clean-up Day at Guy Mason Rec Center to clean up the park, clear leaves and trash. He invited residents to come to the park to help, from 10 am -2 pm. DOEE would also be collecting used batteries for disposal. Mr. Cox said there would not be a

dumpster for disposal of larger items at Guy Mason that day, but on May 9 that same location would have a roll-off container for furniture, mattresses, unusable clothing and toys and other items for disposal.

Jason Millison, Director of Community Relations for American University, shared information about several events being held at the university including a symphony orchestra performance of Beethoven's Fifth Symphony on April 25-26, which community members were invited to attend. He also announced a new project to have student-neighbor dinners around the area, organized and supported by the university, to build intergenerational connections and better understanding between students and other members of the community. He asked residents to be in touch with him jmillison@american.edu if they would like to participate or have suggestions for how to expand the program.

Santiago Mendoza from Ward 3 Councilmember Frumin's office reported that the Mayor had issued the proposed District budget for Fiscal Year 2027 (October 1, 2026-September 30, 2027), which the Council was reviewing. The Council planned to hold hearings on the budget, from April 20-May 12, a full Council hearing on May 13, committee mark-ups May 18, 20-22, Councilmember budget work session May 27, and the two required votes on June 9 and June 23. CM Frumin's committee was holding hearings later that week on the budget for the DC Public Library, DMPED, and the Department of Human Services. Mr. Mendoza also announced that CM Frumin would be holding the next Workday in the Ward on Thursday, April 23, at Open City in Woodley Park. To help with planning, residents were encouraged to make reservations to participate using CM Frumin's website <https://mattfruminward3.com>

Vote on Alcoholic Beverage License Application for Augie's Restaurant at 3228 Wisconsin Avenue

At the ANC March public meeting, representatives of Augie's Cathedral Heights had made a presentation about the application for a liquor license for the new restaurant planned at what was previously the site of Talea and before that Café Deluxe. The application was for a Retailer Class C license including endorsements for a sidewalk café, live entertainment, and carryout and delivery service (ABRA-135310). The ANC had voted at that meeting to support a stipulated license to allow full beverage service when the restaurant opened. The ANC had invited public comments. The deadline for submitting protests to ABCA was April 27. The Commissioners had intended that if Augie's opened in April as the applicants planned, members of the community could submit comments based on experiences with the restaurant operations under the stipulated license, but Augie's had not yet opened at the time of the April meeting.

The Chair presented the three options for the Commission: vote to support the application, vote to protest the application, or take no official position. Commissioner Allen who serves the Single Member District that includes Augie's reported that she had heard from one resident who had seen a rat in the alley behind the restaurant site, which would be a concern. The ANC had not received any other comments on the application. Commissioner Mladinov mentioned two other considerations. The co-founders of Augie's had said at the March meeting, the restaurant wanted to be a good neighbor and manage its operations in the interest of the community, including hours and noise. And the ANC Commissioners had expressed support for having a new restaurant in that location that would work well with the neighborhood. In that vein, though the ANC had not negotiated a settlement agreement with Augie's prior to the protest deadline, it has the option to enter a settlement agreement with an establishment at any time and file it with ABCA, which would then attach those terms to the liquor license for the current operator and future operators at the location. A settlement agreement is the best mechanism for an ANC to address concerns about trash disposal and rat control, and the ANC has received a sample draft of terms for covering those issues in a settlement agreement in a way that provides the ANC and the community with additional assurance that those types of problems will be dealt with effectively. In keeping with Augie's statement that it wants to be a good neighbor, the ANC could follow that same spirit by supporting the application and also build on that positive foundation by suggesting to Augie's that we work together on an agreement covering trash disposal and prevention of rat problems. Since Commissioners had expressed support for the new restaurant and are hoping it will succeed, that might be a preferable approach, rather

than voting to protest the application or taking no position. Commissioner Bowers suggested that the ANC defer to Commissioner Allen, as the Commissioner serving the location of the restaurant. Commissioner Allen said she could see a benefit in Commissioner Mladinov's suggested approach. Commissioner McCafferty agreed with Commissioner Allen.

With those suggestions in mind, Commissioner Allen made a motion to take a vote on the license application. The motion was seconded and the Commission voted 5-0 to support the application and send a letter to the ABC Board to that effect.

The ANC followed its usual pattern of hearing a presentation on a zoning request at a regular public meeting one month, inviting public comments, and then holding a discussion and vote at the next regular public meeting. DC zoning regulations provide for a Modification without Hearing if the details of the proposal are clear and straightforward and do not require a full hearing for the public and the BZA to understand. The ANC had gotten clear and thorough information on the application, Sidwell Friends had answered all the questions, and the ANC had not received any public comments on the proposed modification. The Chair made a motion to vote on the request for support for the Modification without Hearing. The motion was seconded and the Commission voted 5-0 to send a letter to the BZA in support of the Modification without Hearing.

OPC presentation on current utility issues including electric and gas rates and other PSC cases

Representing the DC Office of the People's Counsel (OPC), the people's advocate on public utility issues, Adam Carlesco and Ankush Nayar made a presentation on developments related to Pepco's handling of recent power outages. OPC had filed a request for the DC Public Service Commission to investigate outages after power lines were downed in August in Chevy Chase and many customers reported damaged electronics due to power surges when power was restored. The PSC had opened an investigation in November and OPC was gathering evidence about similar events around the District. They asked residents to provide information on their experiences and evidence that Pepco had not operated in a safe and reliable manner in dealing with power outages.

OPC also discussed the March 2026 decision by the DC Court of Appeals vacating the rates the PSC had approved in the most recent Pepco rate case, in which the PSC had approved a \$123 million rate increase for Pepco, using the multiyear ratemaking approach Pepco had proposed. The court rejected the PSC decision on procedural grounds, based on the PSC's failure to explain its reasoning (plus the PSC's failure to hold evidentiary hearings) in the case. After the court decision, the PSC ordered Pepco to stop charging the new rates but had not ordered rebates to Pepco customers for the amounts they had already paid under rates the court has now determined were not legal, back to January 2025.

OPC and the Apartment and Office Building Association of Metropolitan Washington (AOBA) had filed a request with the PSC for reconsideration of that decision. The PSC had set an aggressive procedural schedule with a May 12 hearing date.

Commissioner Bowers asked if the increasing fuel costs for generating power, the rise in data centers, and the need for additional investments in the grid might justify higher rates. Mr. Carlesco responded that Pepco's multiyear ratemaking proposal was introduced in 2023, after an initial pilot was proposed several years before that, while data centers had only become a phenomenon in the past two years. Also Pepco doesn't generate power or pay for the regional grid. The portion of customers' electric rates that covers the cost of fuel supply or regional investments is not part of the rates that Pepco sets and the PSC regulates, which cover only the cost of local distribution of electricity. He added that Pepco's multiyear rates are based on projections of costs, not on actual costs as was previously the case with regulated rates collected by utilities. Though many elements of overall electricity costs have certainly gone up, both within the scope of PSC regulation and beyond it, Pepco's multiyear approach to setting future rates is not

sensitive to changing costs or changing demand. OPC had found that Pepco had significantly overestimated costs of some future projects, and then shifted money from one project to others that had not been included in the multiyear rate request or even known at the time the rate case was opened.

Commissioner Bowers asked if the reliability challenges mentioned at the beginning of the discussion might be a reason for wanting Pepco to invest more in its system. Mr. Carlesco said that what customers are receiving in terms of service reliability is important to think about and OPC is not opposed to spending for reliability, but that was not the issue in the rate case. The PSC didn't have evidentiary hearings to allow the parties in the rate case to explore the projected need for investment or operating funds. Since the multiyear rates are based on projections, there is no way for OPC or others to determine what Pepco is spending or what it needs to spend. The multiyear rate plan operates like a "slush fund." Mr. Carlesco pointed particularly to the "filed rate doctrine" that any rates have to have an order in place before they can be collected. Now that the rates have been "vacated" by the court – in other words, ruled to be illegal – the utility should not be allowed to charge those rates or hang onto the money it collected under those rates. In the past, Pepco would have reported the expenses it incurred to provide service and the rates would be set to cover actual costs.

The Chair summarized that we don't have a substantive process to feel confident that the rates we're paying are justified by what the utility needs for serving us.

Several meeting participants asked questions.

On a question about what OPC was investigating after recent Pepco power outages, Mr. Carlesco said that OPC is investigating a safety issue. A power line had gone down, Pepco automatically shut down power through that line, and someone at Pepco overrode that shut-off.

On a question about whether there is any encouragement for alternatives to fossil fuel, OPC noted a series of PSC proceedings with that focus, including:

- FC 1167 exploring ways to increase reliance on alternatives to fossil fuels. Pepco has filed a general plan, and already is providing a higher share of electricity from non-fossil fuels than the U.S. average. OPC is involved in that proceeding.
- FC 1182 requiring a long-term system plan for the local utilities, which is currently in process.

On a question of undergrounding to reduce chances of power lines coming down in storms, OPC said that there is a program called DC PLUG to put more power lines underground but it is a long process and financially demanding.

Resolution to oppose reappointment of PSC Commissioners Emile Thompson and Ted Trabue

In the fall, Mayor Bowser had renominated two of the current Commissioners on the DC Public Service Commission (PSC), Chair Emile Thompson and Commissioner Ted Trabue, whose terms are expiring on June 30. At previous meetings, the ANC had discussed disappointing 2-1 votes by the PSC in key cases affecting Pepco and Washington Gas rates, with Commissioners Thompson and Trabue making the majority. PSC decisions in key cases have dismissed many of the concerns and evidence submitted by OPC and other parties showing the proposed rates and services would not meet regulatory standards as "just and reasonable." At the DC Council Performance Oversight Hearings about the PSC, many public witnesses recommended that the Council not confirm the two Commissioners for another four-year term.

In the recent court case mentioned by OPC, which vacated the PSC's approval of a Pepco rate increase, the court found that the proceeding had been procedurally deficient. Commissioner Mladinov and Chair Bradley-Lewis agreed that if consumers cannot count on top officials to carry out the required processes that are their responsibility, then they do not deserve our support.

Commissioner Bowers said he did not have enough knowledge to take a position, so he would abstain.

Commissioner Mladinov presented a resolution opposing reappointment of Commissioners Thompson and Trabue, and made a motion to take a vote. The motion was seconded. The Commission voted 4-0-1 (one abstention), so the motion passed.

Vote on Sidwell Friends School Application to BZA for a “Modification without Hearing”

At the ANC 3A public meeting in March, representatives of Sidwell Friends School had made a presentation on the school’s application to the DC Board of Zoning Adjustment (BZA) to allow a limited change in its campus plan, which was approved in 2020 by the DC Board of Zoning Adjustment (BZA) in Order No. 17703-C. As part of the construction and reconfiguration of the campus at 3825 Wisconsin Avenue to accommodate the new Upper School on Upton Street, Sidwell Friends is asking to defer construction of a new Middle School Pick Up and Drop Off area (PUDO) in the parking garage until after construction at the Lower School has been completed, in order to prevent safety issues while the construction is being done in that area. Construction vehicles are using the driveway at 3939 Wisconsin Avenue to exit the campus and that creates potential conflict with vehicles exiting the parking garage, which would occur if families were dropping off and picking up students at the proposed new Middle School PUDO. The applicants explained that Sidwell Friends would continue using the PUDO on 37th Street across from Hearst School. In connection with the proposed modification in schedule, the Lower School construction schedule has been accelerated, with a proposed completion date in 2028.

Commissioner Bowers said he had not received any comments from constituents about the requested change. He commented that though he had not been ANC Commissioner when the campus plan was developed, he was pleased that Sidwell Friends is planning to accelerate completion of the Lower School construction. However, he was disappointed the school had not anticipated the traffic conflict problem and now was in a position where there was no good option. The Chair said his recollection was that the school had shifted the timing of the Upper School construction because of costs. Under the original plan, the Lower School construction would have proceeded more quickly and it wouldn’t have been necessary to change the schedule for installing the Middle School PUDO.

The Chair observed that the ANC would have the same options as on the liquor license: support, oppose, or take no position. Commissioner Bowers said moving the construction process forward would be good and he would support Sidwell Friends’ request. He made a motion to take a vote. The motion was seconded and the Commission voted 5-0 to support the request for a Modification without Hearing.

The Chair noted that the ANC would be hearing a proposal in May from DDOT to improve the PUDOs on 37th Street that serve Sidwell Friends and Hearst Elementary School.

Commissioner Updates

1. Plan for Discussion of “Gentle Density” The Chair announced that though the original hope had been to have the discussion at the April meeting, instead it was being planned for the ANC 3A public meeting on May 12, because of scheduling conflicts for several prospective speakers. Commissioner Bowers had proposed a discussion at a future ANC 3A meeting on proposals to change DC zoning to allow construction of 2, 3, 4, or up to 6-unit residences as a “matter of right” in all areas currently zoned for single family residences (zone codes R-1-A, R-1-B, R-2 and R-3) – what has been called “gentle density.” Residences with up to 6 units could be built without zoning review as long as they met the setback, height and lot occupancy standards in the existing zoning so property owners would not face the added time or cost of going through a zoning case and there also would not be any requirement or opportunity for comments from the local ANCs, neighbors, or other members of the community.

- DC Office of Planning (OP) request for comments on draft Future Land Use Map (FLUM) by May 17. Commissioner Mladinov reported that as part of the development of a new Comprehensive Plan for the District ("DC 2050"), OP has released a draft Future Land Use Map (FLUM) to guide use, density, and height of what can be built in each area of the city, as well as things like connectivity and public spaces. As the next step in the DC 2050 process, OP plans to develop policy language to pair with the map. OP is seeking feedback on the proposed land use changes in the FLUM. Commissioner Mladinov encouraged community members to review the map and submit comments, using OP's Virtual Workshop, through May 17. See: <https://dc2050.dc.gov/pages/get-involved>
- OP Supplemental Report to Zoning Commission on proposed rezoning of upper Wisconsin (ZC 25-13) Commissioner Mladinov reported that OP had submitted additional material to the Zoning Commission on April 20, related to OP's proposed Text and Map Amendment to rezone properties to allow increased density and encourage housing development on the Wisconsin Avenue corridor from Western Avenue south to Rodman Street NW. The OP report was intended to respond to some of the issues that had been raised at the December 11 public hearing on the proposal, in time for the Zoning Commission's April 30 meeting. Commissioner Mladinov had read the Supplemental Report and noted that it did not respond to the key questions posed by ANC 3A for that hearing, including illustrations of what the changes would look like and effects on light and shadow for residents on surrounding blocks; explanation for the selection of the specific zones and increases in height and density that would be "matter of right"; and clear information on the affordable housing that would be required on each property related to the increased density that would be allowed; provisions for more affordable housing where the density would be increased by 300% or more. At the April 30 meeting, OP had communicated with ANC 3A that the Zoning Commission was expected to open a comment period on OP's Supplemental Report.
- Department of Housing and Community Development (DHCD) request for input on DC housing needs Commissioner Mladinov announced that DHCD is requesting public input on housing and community development needs in the District, including 1) affordable housing; 2) special needs housing; 3) homelessness; 4) homeownership; and 5) community development and public service activities. Comments will inform the development of the FY 2027-2031 Consolidated Plan & Neighborhood Revitalization Strategy Area and the FY 2027 Annual Action Plan (AAP), Housing Trust Fund Allocation Plan, and Substantial Amendment to the Recovery Housing Plan. Written statements were due on April 24.
- DDOT "Pave DC" resurfacing plans. Commissioner Mladinov reported that DDOT had several local streets in its plans for resurfacing during the new construction season. The 3800 block of Klinge Place had been on the list for early April, but DDOT was in discussion with Annunciation School about the scheduling, to ensure that school drop offs and pick ups could be held safely. The 3000 block of Idaho Avenue was also on the list for resurfacing, and Commissioner Mladinov had asked that the plan be coordinated with WMATA to make sure bus services on the D90 and D96 could continue without major disruption.
- OANC Budget for FY2027. Commissioner Mladinov reported that ANC 3D Commissioner Chuck Elkins would be testifying at the DC Council budget hearing on the Office of Advisory Neighborhood Commissions (OANC) to ask that the proposed budget include funding for an employee to be assigned to work part-time or be hired full-time to support ANCs by monitoring responses to ANC recommendations and working with District executive agencies to assure that the agencies receive, consider and respond to ANC resolutions. Commissioner Elkins was asking other ANCs and Commissioners to support his request.

The Mayor's Office is expected to provide a speaker on the budget at the ANC May meeting.

Open Forum

There were no additional questions or comments.

Administrative Matters

1. March Meeting Minutes: The Secretary had prepared and circulated draft minutes of the March meeting. The Chair made a motion to vote on the minutes, the motion was seconded, and the Commission voted 5-0 to approve the minutes as presented, with the proviso that the Secretary would be allowed to make technical corrections in the minutes as needed.

2. Monthly Financial Report:

The Treasurer, Commissioner Allen, read the March financial report:

ANC 3A March Financial Report

Opening Balance (March 1): \$ 34,519.30

- Income: None
- Outgoing: None
 - Cash Withdrawals: None
 - Expenditures: None
 - Bank Fees: None

Ending Balance (March 31): \$34,519.30

3. Quarterly Financial Report for Second Quarter of FY2026

Commissioner Allen, Treasurer, presented the quarterly report for the period January 1-March 31, 2026.

Commissioner Allen made a motion to vote on the quarterly report. The motion was seconded and the Commission voted 5-0 to approve the report as presented.

The Chair announced that the next ANC 3A public meeting would be May 12, 2026.

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 5-0 to adjourn.

The meeting adjourned at 8:41 pm.

These minutes were approved by the Commission by a vote of 5 - 0 at its duly noticed public meeting on May 12, 2026, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

Attested by Commissioner Ann Lane Mladinov, Secretary, ANC 3A 5-16-26

Ann Lane Mladinov