

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Public Meeting Minutes June 9, 2026

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

The Chair Thaddeus Bradley-Lewis called the meeting to order at 7:14 pm.

Roll Call: Four Commissioners were participating: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05) attended the meeting in person. Commissioner Claire McCafferty (3A04) was not able to participate.

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. The motion was seconded and the Commission voted 4-0 to approve the agenda.

Official Actions:

There were no official actions taken on substantive policy or program issues.

The largest share of the meeting was devoted to a discussion of the concept of “gentle density” – a proposal to allow residential buildings with 2 to 6 units as a “matter of right” in all residential zones District-wide (R-1-A, R-1-B, R-2, R-3), without a requirement for a zoning application or public comment, as long as the project meets all other existing zoning standards.

The panel of speakers included:

- Patrick McAnaney, Development Director, Somerset Development Corp., Washington, DC
- Alex Baca, DC Policy Director, Greater Greater Washington
- Margaret Lenzner, Ward 3 Housing Justice

The meeting recording and transcript including this discussion are available at www.anc3a.org

Adjournment: The Chair made a motion to adjourn the meeting. The motion was seconded and the Commission voted 3-0 to adjourn.

The meeting adjourned at 9:32 pm.

Advisory Neighborhood Commissioners (January 1, 2025-December 31, 2026) www.anc3a.org

3A01	3A02	3A03	3A04	3A05
Thaddeus Bradley-Lewis	Gracemary Allen	Isaac Bowers	Claire McCafferty	Ann Lane Mladinov

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 7:14 pm.

The Chair asked for a roll call. Four Commissioners were participating: Thaddeus Bradley-Lewis (ANC3A01), Gracemary Allen (ANC3A02), Isaac Bowers (ANC3A03), and Ann Lane Mladinov (ANC3A05) were present in the room. Commissioner Claire McCafferty (ANC3A04) was not able to participate. 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 4-0 to approve the agenda.

MPD Community Report

MPD 2D was represented by Captain Nathaniel Porter, now serving as captain for the MPD Sector 2 which includes ANC 3A. He noted that schools were closing for the summer during the following week so MPD would be shifting focus for school safety to schools that are in session for summer school, including the high school on MacArthur Boulevard. He presented a brief report on reported crime in ANC 3A in the previous 30 days. There had been no burglaries or robberies, although one assault with a dangerous weapon also involved a report of a robbery. That was the incident covered in a June 1 MPD press release. It reported that MPD responded to a call on May 31 at 9 pm at 3040 Idaho Avenue, where an individual had been lured to an apartment to make a purchase from another individual that he knew from a previous interaction. When the victim got to the apartment, two more people became involved, assaulted him, and held him against his will. The police were able to locate the apartments involved and apprehend 3 individuals. Three people were arrested including one juvenile and two adults were arrested as adults. Charges included Assault with a Dangerous Weapon, Kidnapping while Armed, and Robbery while Armed. Captain Porter said the police had some camera footage and photos from before the incident, and were still looking for two more individuals who may have been involved. Commissioner Mladinov asked if there were multiple apartments or residents who might have participated in planning or committing the crime. Captain Porter said he thought there were two apartments the police looked into, but only one apartment seemed to play the major role, and he didn't believe there was a pattern or series of incidents of that kind in the building.

David White said that he had seen 5 MPD vehicles around 3040 Idaho Avenue at about 6 pm and later in the evening a SWAT team, and he wondered if they were all associated with the same incident. Captain Porter said he did not know exactly when the incident started but it lasted a few hours. He thought it was most likely all the police activity at the building that day was related to the same incident, probably starting with vehicles from the Second District and they called in more resources. He said usually a barricading takes care and time to resolve. And when the police have to write up a warrant, that takes a while, so the time on the police report would reflect that added time. Captain Porter said he would check the police records and get back to the ANC with further details. (He did confirm that the first call about the incident was at 12:30 pm, and the police investigation continued all afternoon and into the night.)

Report from Local Organizations

Che Demczuk from the Mayor's Office of Community Relations and Services (MOCRS) said that there had been a lot of attention to the public tennis courts behind the Newark Street playground and the DC Department of Parks and Recreation (DPR) would be providing an additional report. The Chair explained that DPR had a project where there had been 3 tennis courts, and DPR was converting them to one tennis court and 8 pickleball courts, which would be the subject of discussion later on the agenda.

Santiago Mendoza from Councilmember Matt Frumin's office provided updates on three subjects:

1. Update about Council action on the District's FY 2027 budget. He reported that the Council had taken its first vote on the budget earlier that day, and had added Child Care subsidies and made some other changes. The second vote was scheduled for June 23, and CM Frumin was working to advance spending for adding funds for DHS housing vouchers and some other programs before that final vote. Mendoza said the budget discussions and results of the vote would be covered at mattfruminward3.com/newsroom. There was a question about whether funding was included for the DC Archives. Mr. Mendoza said he would check on that.

2. DC Water Boil Water Advisory in Ward 3

Mr. Mendoza reported that DC Water announced a Boil Water Advisory on Friday, June 5 which covered much of ANC 3A. DC Water had performed the necessary testing of the water supply and found no contamination, and lifted the Boil Water Advisory on Saturday, June 6. Councilmember Frumin was working to get an explanation of the event, especially since this was the second Boil Water Advisory in the past year, and the Councilmember hoped to get more information and progress so it wouldn't happen again.

3. The District's 2026 Capital Pride Parade was scheduled for June 20.

Discussion on "Gentle Density" – zoning change to allow residences of 2- to 6-units in all R zones

Commissioner Bowers introduced the topic of "gentle density," which is a proposal to allow greater density of housing by expanding the types of development that are treated as a "matter of right" (without public comment or zoning approval) in all R zones District-wide (R-1-A, R-1-B, R-2, R-3) where zoning currently calls for single family homes. Under the proposal, any new multi-unit structures in those zones would have to follow all other zoning standards that currently apply in their area, including setbacks for side yards and rear yards, height and lot occupancy. Anything beyond that would have to go through a zoning case with a hearing, comments, and official approval. Creation of multi-unit buildings would occur through decisions of individual property owners, lot by lot, either through construction of new multi-family residences to replace existing homes or through conversion of existing structures to have more units. Three speakers talked about the subject and answered questions:

- Patrick McAnaney, Development Director, Somerset Development Corp., Washington, DC
- Alex Baca, DC Policy Director, Greater Greater Washington
- Margaret Lenzner, Ward 3 Housing Justice

The Chair moderated the discussion and set out time limits and a series of framing questions:

1. Diagnosis of the problem

From your vantage point, what does DC's housing situation look like as far as availability and affordability? What role does Ward 3's housing stock and zoning play in that picture?

2. How the proposal would work

What do you expect would get built under this proposal over the next 5 to 10 years, and how would that affect housing prices (for purchase or rent), as well as ability of people to live in Ward 3 or in the District as a whole – both new arrivals and people already here? The ANC was interested in experiences in other jurisdictions that are trying similar zoning changes: Portland, OR; Minneapolis, MN; Arlington and Alexandria, VA – including results in terms of changes in the level of housing production and housing prices and what that might suggest for the District's policy choices.

3. Specific zoning choices

The “gentle density” proposal calls for specific choices: allowing up to six-plexes by right; maintaining the Floor Area Ratio, setbacks, and height limits that are currently in place for each zone; establishing a reasonable timeline for DOB approval of the new projects; and applying those changes in all R zones District-wide. What case would you make for each of those choices or what case would you make for addressing the choices differently?

4. Concerns about the gentle density approach

What are your concerns about the proposed “gentle density” approach?

5. What one concrete thing would you recommend that the ANC or residents do next to support creation of new housing and improve housing affordability and how, if at all, is that aligned or in conflict with the “gentle density” proposal?

To see and hear the complete discussion, see the June Meeting Recording on the ANC 3A website at: <https://anc3a.org/meeting-recordings>. The discussion begins at about 18 minutes into the meeting recording and ends at about 1 hour 50 minutes (18:00-1:50:00 on the counter at the bottom of the screen). A transcript will also be available on the ANC 3A website.

The ANC did not consider a resolution or adopt an official position on the matter at the meeting. The Chair invited comments to 3A@anc.dc.gov. He said the ANC would review all the comments and questions at and after the meeting and continue to engage with experts, address the questions with specificity, and take up the issue again at a subsequent meeting, possibly in July.

Commissioner Updates

The Chair raised the Boil Water Advisory that occurred after a power outage at DC Water’s Fort Reno pumping station caused a shutdown of the pump that serves most of ANC 3A and surrounding areas. After a power outage at the Fort Reno pumping station in June 2025, the ANC had gotten information from DC Water about what they were doing to avoid future interruption of power to the pumps so they could avert future Boil Water Advisories. He said the ANC would try to get to the bottom of the problem that caused the most recent Boil Water Advisory on June 5, which is disruptive and worrisome to thousands of households and clearly has serious implications for vulnerable populations.

Resident David White said that he had received an alert on his phone about the Boil Water Advisory but did not receive a similar alert that the Boil Water Advisory was lifted, and asked why that didn’t happen. Several other participants in the meeting said they had the same experience, though some had not gotten any alert and only found out about the Boil Water Advisory from the radio or from an announcement in their building, as Commissioner Allen reported was the case for her. DC Water had issued a notice by email to people on its email list, but not to all the people who received the initial advisory. The Chair noted that Mr. White was raising an important question and he would check with DC Water why so many people didn’t get the alert and also why there was no follow-up alert when the advisory was lifted. He observed that with Amber Alerts, the initial alert is distributed via phone throughout the area and when the matter is resolved, the same people are also notified that the Amber Alert has been lifted.

Open Forum

Several constituents who live near 39th Street and Macomb asked for more information about the DPR plan for the tennis courts at the Newark Street playground, and how the decision was made to convert two tennis courts to pickleball. They said they had not known the project was being done, and use of the courts for pickleball would create unwanted noise and traffic from early morning until late in the day. They were concerned that the sound and activity immediately behind their adjoining homes would be loud and disruptive, affecting their lives and property values. A member of the Pickleball Association said

at the meeting that her association had tried to contact neighbors about the planned changes to the courts. She said the association members try to be good neighbors and would help to maintain the courts and keep up the site, which had been relatively unused and fallen into disrepair.

The Chair said that Councilmember Frumin was looking into the question, and DPR was expected to be making a statement on the subject. He noted that the ANC is an advisory body and doesn't have the authority to make or change decisions on things like this but the ANC does have a role to play. ANCs can get information for constituents and help them identify who to talk to about concerns and who makes the decisions. The ANC can also take a position on matters of importance for the community and the Council and agencies are not many layers away and often pay attention.

Administrative Matters

1. May Meeting Minutes: The Secretary had prepared and circulated draft minutes of the May meeting. The Chair made a motion to vote on the minutes. The motion was seconded. The Commission voted 3-0 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 May financial report:

ANC 3A May Financial Report

Opening Balance (May 1):	\$ 34,315.42
• Income:	None
• Outgoing	None
Cash Withdrawals:	None
Expenditures:	None
Bank Fees:	None
Ending Balance (May 31):	\$34,315.42

The Chair announced that the next ANC 3A public meeting would be July 21, 2026.

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 3-0 to adjourn.

The meeting adjourned at 9:32 pm.

These minutes were approved by the Commission by a vote of 5 - 0 at its duly noticed public meeting on July 21, 2026, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

Attested by Commissioner Ann Lane Mladinov, Secretary, ANC 3A 7-25-26

Ann Lane Mladinov