

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 3A



### ANC 3A Public Meeting Minutes – October 17, 2023 McLean Gardens Ballroom, 3811 Porter Street NW and via Zoom

**Quorum call:** Chair Thaddeus Bradley-Lewis (3A01), Judy Havemann (3A02), Hans Miller (3A03), Jeremy Del Moral (3A04), and Ann Mladinov (3A05) were present, which made a quorum. (Three of the five Commissioners constitute a quorum.)

**Verification of Meeting Notice:** The Secretary confirmed that Commissioners had posted the meeting notice 7 days in advance of the meeting on the ANC 3A website and local listservs in Cleveland Park, Tenleytown, Glover Park, and McLean Gardens.

**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 as presented.

#### **Resolutions Adopted**

*Resolution to Support Stipulated Alcoholic Beverage License for Taco Bamba at 3930 Wisconsin Avenue NW.* The Chair made a motion to vote on a proposed letter of support to the DC Alcoholic Beverage and Cannabis Administration (ABCA). The motion was seconded and the Commission voted 5-0 to approve the letter as presented.

*Resolution to support proposal for 23-unit apartment building at 3427 Wisconsin Avenue NW.* Commissioner Miller made a motion to vote on the proposed letter of support to the DC Historic Preservation Review Board. The motion was seconded and the Commission voted 5-0 to approve the letter as presented.

#### **Votes on Administrative Matters**

*Minutes of September 19 Regular Public Meeting.* The Chair made a motion to vote on the proposed minutes. The motion was seconded and the Commission voted 5-0 to approve the minutes as presented.

*Quarterly Financial Report for 4th Quarter Fiscal Year 2023.* The Treasurer presented the quarterly report. The Chair made a motion to vote on the proposed quarterly report. The motion was seconded and the Commission voted 5-0 to approve the quarterly report as presented.

*ANC 3A Annual Budget for Fiscal Year 2024.* The Chair presented the proposed budget, as posted on the ANC 3A website and presented at the September meeting. The Chair made a motion to vote on the proposed budget. The motion was seconded and the Commission voted 5-0 to approve the budget as presented.

**Next monthly public meeting:** Tuesday, November 14, 2023

**Adjournment:** The Chair made a motion to vote on adjourning. The motion was seconded and the Commission voted 5-0 to adjourn.

The meeting adjourned at 9:16 pm.

## **FULL SUMMARY**

Bradley-Lewis called the meeting to order at 7:05 pm. The meeting was held in “hybrid” format, virtually via Zoom and in-person at the McLean Gardens Ballroom.

The Chair called the roll. In addition to Commissioner Bradley-Lewis (3A01), Commissioners Judy Havemann (3A02), Hans Miller (3A03), Jeremy Del Moral (3A04), and Ann Mladinov (3A05) were present, which made a quorum. (Three of the five Commissioners constitute a quorum.)

No representative of MPD Second District was participating in the meeting so there was no crime report.

### **Presentation and resolution regarding a Stipulated Alcoholic Beverage License for Taco Bamba**

Sean Morris presented the request from Taco Bamba for the ANC to support ABCA approval of a stipulated license for its new outlet at 3930 Wisconsin Avenue, on the south side of the lawn at City Ridge. He said the property would be turned over to the restaurant company on November 15 and he was expecting it would open on November 20. The request was made to allow Taco Bamba to offer its intended menu including alcoholic beverages without waiting 45 days or more for a hearing, protest and an ABCA decision on a permanent license. With a stipulated license, the establishment can proceed while the restaurant opens and begins full service. Commissioner Bradley-Lewis noted that often neighbors are concerned about arrangements for handling trash at new restaurants but in this case the management at City Ridge confirmed that all trash from Taco Bamba would be handled in the interior of the parking garage. The Chair made a motion to vote on support for the stipulated license. The motion was seconded and the Commission voted 5-0 to send a letter to ABCA expressing support.

### **Presentation about zoning request by National Presbyterian Church at 4120 Van Ness Street NW**

Allison Prince of Goulston & Storrs presented the National Presbyterian Church’s application to the DC Board of Zoning Adjustment for a Special Exception (BZA Case 20992) to allow conversion of one floor of office space at the Agencies Building for use as part of the already existing child development center on the property. The proposed area would be used for up to 16 children ages 2 and 3 years old. Krystal Johnson, Director of the center, said that the proposed facility would be open to neighbors and also children of staff and faculty at the National Presbyterian Church and School. The size and footprint of the building would remain the same and no additional parking or traffic is anticipated. The BZA is scheduled to hold a hearing on the case on November 29. There were no questions or comments from the public. The Chair announced that the Commission would welcome all comments and would plan to vote on a position on the case at its November public meeting.

### **Discussion and vote on proposal for a 23-unit apartment building at 3427 Wisconsin Avenue NW**

At the September meeting, the ANC had heard a presentation about the proposed project by Sunil Chhabra, Senior Managing Partner and Vice President for ONE Street Residential, and architect Rich Markus, in preparation for concept review of the project by the DC Historic Preservation Review Board (HPRB). Christine Hobbs of the Cleveland Park Historical Society Architectural Review Committee (ARC) also participated in the September meeting to summarize the ARC review of the project plans, including concerns about the side and back facades, particularly the choice of windows. Mr. Chhabra and Mr. Markus said at that time they would be working on new drawings. Because of questions about the design and the applicants’ commitment to provide additional drawings, Commissioner Miller had contacted the DC Historic Preservation Office (HPO) to express the ANC’s interest in the project, and HPRB had postponed its discussion and vote until its October 26 meeting. Mr. Chhabra and Mr. Markus had been working with the ARC and returned to provide an updated briefing on the project with several new drawings and descriptions of additional design details including the windows. Ms. Hobbs reported that ARC had received new drawings from the applicant the day before and many of the issues had been addressed related to continuing the low stone wall around the property and concerns about the windows.

Several questions were posed about the design of the entrance from Wisconsin Avenue, which will be small and flanked by trees and other landscaping while the main entrance will be from the rear. Specific details will be subject to further review in HPO's later more detailed permit review process. There were several other questions about possible noise from mechanical equipment on the rooftop terrace level (which will be surrounded by a wall), arrangements for parking (4 spaces on the site for the apartments which meets the parking requirement under the zoning regulations, plus additional spaces available for rent across the street in the Cathedral Commons garage), and potential traffic on Norton Place. Commissioner Miller moved to vote on sending a letter to HPRB in support of the concept design. The motion was seconded and the Commission voted 5-0 to approve sending the letter.

### **Discussion of Washington Ballet zoning request and Transportation Demand Management Plan**

The Washington Ballet had made a presentation at the July meeting about its zoning request (BZA Case 20970) to raze and replace the original Washington Ballet building at 3515 Wisconsin Avenue and replace it with a contemporary structure that would add two studios and a larger performance area, better accommodate school needs, connect more effectively to the other existing building, and also create improved fire safety and access for people with disabilities. At this meeting, Paul Tummonds of Goulston & Storrs presented the new Transportation Statement that Washington Ballet submitted to the BZA on October 2, which incorporated some changes in the proposed configuration of the driveways. The new proposal was to close the current driveway on Porter Street nearest to Wisconsin and have all pick-up and drop-off traffic enter from Wisconsin and exit onto Porter using the driveway at the eastern edge of the property. The queuing area nearest the main entrance would be two lanes wide, allowing 8 vehicles to be loading or unloading from the curb lane at one time with space for three additional vehicles in the bypass lane. Mr. Tummonds also outlined other provisions in the Transportation Demand Management plan.

Commissioner Miller opened the question period. Most questions about traffic and the queuing plan. transportation consultant. Commissioner Havemann reported traffic problems at the ballet property that afternoon, with many vehicles backed up on Wisconsin and Porter. Karen Shepherd, interim Managing Director of the Washington Ballet, said that was an anomaly; students were coming in for placement meetings and since COVID-19 there hadn't been anything similar so parents didn't have a clear idea how to handle the pick-ups and drop-offs, but in the future there will be a new system and staff will hold an orientation on how students should get to and from the site, a newsletter, and frequent communications. She also said that the school was going to reduce class sizes and the total number of students.

Commissioner Miller said he was meeting with DDOT about the Washington Ballet project the following day to get more information. He noted that there was not going to be time at the meeting to resolve all the transportation questions, and that the ANC had the option to request a postponement of the BZA hearing to allow more time to work on the remaining issues. The Chair suggested it could be possible for the Commission to hold a special meeting to adopt a position on the zoning case before the scheduled BZA hearing on November 8, though several Commissioners said that timing would be challenging. There was not time for further discussion. The Chair asked everyone to share questions and comments, and then made a motion to vote on sending a request to the BZA for a postponement of the hearing. The motion was seconded and the Commission voted 5-0 to approve the request for postponement.

### **Presentation about concerns with Washington Gas PROJECT*pipes* to replace virtually all gas pipes**

Anne deBuys, local resident and environmental advocate, had asked to speak about concerns with PROJECT*pipes*, Washington Gas Light's multi-year program launched in 2014 to replace or repair almost every gas pipe in use to distribute natural gas throughout the District, for use in home heating, stoves, water heaters, and other appliances. The utility company is currently requesting permission from the DC Public Service Commission (PSC) for a 5-year "Phase 3" of PROJECT*pipes* which would cost Washington Gas customers \$672 million, as part of the overall project that could cost close to \$5 billion.

Ms. deBuys also spoke about environmental and health effects of natural gas and the relationship of continued natural gas consumption to District policies aimed at reducing greenhouse gas emissions, curbing climate change, and shifting to using electricity in homes and buildings instead of fossil fuels such as natural gas and its main component, methane. There was not sufficient time for discussion, but she suggested any questions and comments could go to the Chesapeake Climate Action Network, Naomi Cohen-Shields, D.C. Coordinator, 301-793-6497 [naomi@chesapeakeclimate.org](mailto:naomi@chesapeakeclimate.org)

### **Commissioner Updates**

Commissioner Mladinov reported that DDOT has issued a Notification of Intent to install a new scooter corral in the first RRP parking space on the south side of Fulton Street west of Wisconsin Avenue. The due date for comments to DDOT was scheduled for November 28, which would allow for discussion at the ANC 3A meeting on November 14.

The Chair made a motion to combine Community Announcements and Open Forum. The motion was seconded and the Commission voted 4-0-1 to approve the motion with Commissioner Miller abstaining.

### **Open Forum**

Several residents from the Crestview Condominiums at 3601 Wisconsin were at the meeting to talk about DDOT's decision to move the Metrobus stop from south of Porter Street to north of Porter Street, outside their building, in spite of the strong opposition from the residents of the Crestview. Washington Ballet also said that it wanted the bus stop to remain in the previous location, for the safety of its students. ANC 3A had sent a resolution in September opposing DDOT's proposal to move that bus stop and shared the concerns of the residents, including about safety for pedestrians and motorists.

One resident asked who had made the decision at DDOT. The Chair reported that the contact for the proposal to move the bus stop was Maya Coleman, though DDOT makes its decisions at various levels so no one had a clear answer. The Chair said he had also spoken about the case with Christian Piñero, DDOT's Community Engagement Specialist for Ward 3, who cited DDOT's policy on bus stop spacing though that policy did not appear relevant to the placement of the bus stop north of Porter. The Chair noted that the top policy official is the Mayor. Commissioner Miller thanked the Chair for the work with residents and the Commission on that matter, even though the ANC's recommendation was not adopted.

Commissioner Havemann expressed concern that there had not been sufficient time for discussion of all the matters on the agenda that people had hoped to talk about. Commissioner Del Moral recommended that in the future the Commission should not overbook the meetings and should allow time to hear comments on the issues and other items on the agenda.

Commissioner Havemann also observed that the first and most pressing thing that she hears people care about is crime. Chair Bradley-Lewis encouraged everyone to be in touch about any issues they wanted to discuss with MPD. Commissioner Miller noted that MPD had not sent a representative to two of the recent ANC 3A meetings.

Commissioner Mladinov reported that Lt. Ollivierre had been at the September meeting. (No MPD representatives had participated in the June or October meetings.) MPD assignment of Captains to oversee the Sectors that include ANC 3A had been changing in recent months. ANC 3A has areas in Sector 1 and in Sector 2, including four Police Service Areas: 202, 203, 204, and 205, though most of the ANC is in PSA 204. Since January 1, 2023, ANC 3A has worked with three MPD Captains: Ron Bridges, Tatjana Savoy, and Darren Haskis (who is now in charge of Sectors 1 and 2). The Chair committed to being in touch with MPD to make sure an officer would participate in the November ANC 3A meeting.

Erkin Ozberk, Senior Neighborhood Planner for the DC Office of Planning (OP), reported that his office had developed a draft of a development framework for 1.5 miles of Wisconsin Avenue in the District, from Western Avenue to City Ridge, to provide guidance for future growth and implement zoning changes consistent with the DC Comprehensive Plan. He announced that ANC 3A and ANC 3E would be sponsoring a joint forum on November 2 at 7:30 pm, online, for constituents to learn more about the draft and solicit comments. He also said OP would have a table at the Friendship Heights Makers' Market on Saturday, October 21, where he could answer questions. Chair Bradley-Lewis said the ANC would be sharing information on the forum like any other public meeting organized by the ANC, at least 7 days in advance, including on the ANC 3A website. Comments are due November 15.

Commissioner Mladinov announced that DDOT would be having a public briefing on October 26 about the DC Smart Streetlighting Program for Wards 3 and 4 in "hybrid" format (in person at the Cleveland Park Library and also online via WebEx).

Matthew Barclay of the Mayor's Office of Community Relations and Services (MOCRS) announced a new Equity Impact Fund, a \$4.5 million grant to the District for improving mental health, and MPD's "Operation Trident" targeting violent offenders with outstanding warrants, which resulted in 48 arrests and closed 72 warrants. He said he would be happy to get any comments and questions about District policies and provided his contact information: [matthew.barclay@dc.gov](mailto:matthew.barclay@dc.gov) or 202-340-7853.

#### **Administrative Matters**

The Chair made a motion to vote on the minutes of the September 19 regular monthly meeting. The motion was seconded and the Commission voted 5-0 to approve the minutes.

Treasurer Del Moral gave the monthly ANC 3A financial report for September. There had not been any expenditures from the ANC 3A bank account since the last financial report, but the District had deposited two quarterly allotments totaling \$6,371.22, leaving a balance of \$11,397.86.

Treasurer Del Moral also presented the Quarterly Financial Report for the fourth quarter of FY 2023. The Chair made a motion to vote on the fourth quarter report. The motion was seconded and the Commission voted 5-0 to approve the quarterly report as presented.

The Chair presented the proposed ANC 3A budget for FY2024 which had been posted on the ANC 3A website and presented at the October meeting. He made a motion to vote on the budget. The motion was seconded and the Commission voted 5-0 to approve the budget as presented.

The Chair announced the next ANC 3A regular public meeting would be Tuesday, November 14, 2023. (This is the second Tuesday of the month, not the third Tuesday as would usually be the case.)

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 9:16 pm.

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These minutes were approved by the Commission by a vote of 5 - 0 at the duly noticed public meeting on November 14, 2023, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)