

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Public Meeting Minutes

March 17, 2026

The Chair called the meeting to order at 7:03 pm.

The meeting was held in virtual format only (no in-person option to participate).

Roll Call:

Four Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Claire McCafferty (3A04), and Ann Mladinov (3A05). Commissioner Isaac Bowers (3A03) joined the meeting after the roll call.

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 as presented.

Official Actions:

Resolution supporting stipulated license for Augie's Cathedral Heights, 3228 Wisconsin Avenue (ABRA-135310).

The Chair made a motion to vote. 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. The Commission voted 5-0 to adjourn.

The meeting adjourned at 8:41 pm.

FULL SUMMARY

The meeting was held in virtual format only using Zoom because the Chair was delayed in returning to Washington, DC, and had to manage the technology from out of town. Therefore there was no in-person option for participating in the meeting.

Chair Thaddeus Bradley-Lewis called the meeting to order at 7:03 pm.

The Chair called for a roll call. Commissioners Thaddeus Bradley-Lewis (ANC3A01), Gracemary Allen (ANC3A02), Claire McCafferty (ANC3A04), and Ann Lane Mladinov (ANC3A05) were participating by Zoom. Commissioner Isaac Bowers (ANC3A03) had not yet signed on when the roll was called. 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 as presented.

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 in the previous 30 days. He said there had been only 1 violent crime in the area for the year to date, from January 31 to March 16, which was the same number as in 2025. The violent crime was an attempted robbery on February 17 at Tenley Circle, after 2 suspects jumped out of a car and assaulted a jogger with intent to rob. The suspects fled in a white vehicle, and he said MPD is actively investigating the crime. For the year to date, ANC 3A had 25 total property crimes compared to 46 in the same period in 2025. That included 2 stolen motor vehicles, 2 thefts from auto, 3 burglaries, and 18 general thefts. In the past 30 days, he said there had been 14 property crimes reported compared to 19 in 2025. The property crimes were general thefts, not involving a motor vehicle.

The Chair asked about a series of thefts mentioned at the ANC 3A February meeting by MPD Lt. Paul Johnson, where the license number had been reported for the vehicle involved. Incidents were noted on Calvert Street, Lowell Street, and Tenleytown. Captain Haskis reported that the thefts had affected several ANCs including ANC 3D, 3E, and 3F, and one suspect had been apprehended.

Commissioner Bowers had joined the meeting and asked if there was a follow-up on the attempted thefts from motor vehicles on Quebec Street at 35th Street in February, when the perpetrators drove up the street, shining lights into vehicles and in one case stole a child's backpack. There was a Ring camera that got video. Captain Haskis said he was not aware of new developments in that case but he would check.

Report from Local Organizations

Owen Cox representing the Mayor's Office of Community Relations and Services (MOCRS) in Ward 3 announced that he was having office hours at Cleveland Park Library on Friday, March 27 from 3 to 5 pm to address concerns and questions from constituents. Also the Mayor's 10th annual "Spring Cleanup" was scheduled for April 25 starting at 10 am in all 8 wards. (Guy Mason Recreation Center on Calvert Street was the location in Ward 3). Community members were invited to participate in the cleanups.

Santiago Mendoza from Ward 3 Councilmember Frumin's office shared several updates about the new District budget for Fiscal Year 2027 (October 1, 2026-September 30, 2027). The timeline called for the Mayor to transmit the proposed budget to the DC Council in early April. The Council planned to hold hearings on the budget, develop its own recommendations, and hold a first vote on May 27, with a second vote two weeks later on June 10. Mr. Mendoza also announced the CM Frumin would be holding the next Workday in the Ward on Thursday, March 26, at Compass Coffee in Spring Valley.

Jason Millison, Director of Community Relations for American University, shared information about events that the university is hosting as part of its 250+ program highlighting 250 years of American excellence with exhibits, panels and speakers. For more information on "250+ at American" see: <https://www.american.edu/events/250plus.cfm> Mr. Millison also noted plays at AU's Katzen Center that are open to the public <https://www.american.edu/cas/news/spring-2026-performing-arts.cfm> and also the Cherry Blossom Spring Market on New Mexico Avenue and campus clean-up which neighborhood residents are welcome to join.

Sean Moore of DC Water spoke briefly regarding DC Water's Lead Free DC initiative which is working to verify and replace 42,000 lead and galvanized iron water service lines across the District. Under this initiative, service line replacement (from the water main in the street to the home) is completed at no cost to the customer. Lead exposure can cause serious health problems, especially for pregnant women and young children, including deficiencies in neurodevelopment as well as damage to the kidneys and brain and further difficulties for adults with kidney problems and high blood pressure. Therefore, DC Water strongly encourages homeowners to agree to the free pipe replacement. Also, the nature of the pipe material in a home's water service line must be disclosed when the home is sold and to all renters. DC Water has recently added additional blocks to its By-Block lead pipe replacement program and its records show that some homeowners in the ANC 3A area have a lead or galvanized iron service line and would be eligible for the program. DC Water has begun outreach efforts to eligible homeowners, which include mailing the By-Block program brochure to homes selected for the program. Mr. Moore said there are 5 blocks in ANC 3A where DC Water is taking sign-ups, but only 46% of residences have signed up so far. In 20 additional blocks in the area, currently 42% have signed up. Mr. Moore said that while no dates for this work have been set, DC Water is planning to start work in the community in the coming months. He emphasized that this is a significant opportunity representing substantial savings compared to any other methods of removing lead or lead-containing pipes and he strongly encouraged residents to participate if they are in eligible blocks. Canvassers are going door to door, trying to make the process as easy as possible. Homeowners can participate by completing the forms at the door or online.

Commissioner Bowers said he had the water service lines replaced at two homes, but he asked how feasible it is to change the water pipes inside the home. Mr. Moore said it is important to replace any galvanized water pipes, but when DC Water is doing exterior lead pipe replacement, it flushes the pipes with orthophosphate to rid them of lead so the residence should be fine if the interior pipes are copper. Commissioner McCafferty asked how long it takes to get exterior lead service pipes replaced as part of a Lead Free DC project. Mr. Moore said that the once residents are notified that they are eligible for lead pipe replacement, it could take a year to 18 months to complete the work.

DC Water's construction dashboard shows the location and status for all premises in the District at: <https://www.dewater.com/lead-free-dc-construction-dashboard>. Project information is posted at <https://www.dewater.com/lead> and updated regularly.

Presentation by Sidwell Friends on Application to BZA for Modification without Hearing

Cary Kadlecek of Goulston & Storrs presented the application that Sidwell Friends School had made to the DC Board of Zoning Adjustment. He was joined in the meeting by the project manager and also by Bill Burger, Chief Communications Officer at Sidwell Friends School. Mr. Kadlecek explained that as

part of its construction and reconfiguration of the campus at 3825 Wisconsin Avenue to accommodate a new Upper School at 3720 Upton Street, Sidwell Friends is requesting a limited change in its campus plans approved in 2020 by the DC Board of Zoning Adjustment (BZA) in Order No. 17703-C. The change would defer construction of a new Middle School Pick Up and Drop Off area (PUDO) until after construction at the Lower School has been completed, in order to prevent safety issues while the construction was being done near the area proposed for the new PUDO in the parking garage. 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. Sidwell Friends was seeking ANC support for the requested Modification without Hearing.

The Chair asked what the timing would be for the BZA to consider the request. Mr. Kadlec said that the BZA was having a quorum issue because the board was down to only 3 members and could lose more, which meant that many BZA cases are being held in abeyance, but there are a couple of nominees and the applicants are hopeful; there will be some progress in early summer. Commissioner Bowers asked if Sidwell Friends would continue using the PUDO on 37th Street across from Hearst School. Mr. Kadlec said that Sidwell had accelerated the Lower School construction so it would probably be done in 2028 but they would continue to use the 37th Street PUDO for a while, as construction vehicles are using the driveway at 3939 Wisconsin Avenue to exit the campus and that creates a pinch point, so there would be safety issues for vehicles exiting a PUDO in the parking garage.

The Chair explained that the usual pattern was for the ANC to hear a presentation on a zoning request at a regular public meeting one month, invite public comments, and then hold a discussion and vote at the regular public meeting the following month. Commissioner Bowers agreed it would be his preference to get community input on the request. Mr. Burger agreed that would be satisfactory for Sidwell Friends. The Chair said the ANC would follow the normal process and take up the matter at the April meeting, and the applicants were welcome to attend the meeting the next month.

Presentation of Liquor License Application for Augie's Restaurant at 3228 Wisconsin Avenue

Sean Morris made a presentation of the liquor license application on behalf of Augie's Cathedral Heights, a new restaurant planned at the site of Talea (and before that Café Deluxe). He was joined by Chad Sparrow of Common Plate Hospitality, who co-founded and leads the company, including Augie's. Augie's has been operating a restaurant in Alexandria for 6 years and in Annapolis more recently. The applicant is seeking ANC support for a Retailer Class C liquor license including endorsements for a sidewalk café and live entertainment (ABRA-135310). It is also requesting ANC support for a stipulated license to allow full beverage service when the restaurant opens. Mr. Morris said that the restaurant describes itself as a Belgian-inspired family friendly restaurant, not high-end but a higher end mussel house and beer house. He said the music would typically be a single musician playing acoustic music, maybe with a singer, performing inside the restaurant not in the sidewalk café, from about 5-8 pm, not during late hours. The outdoor area also would not be open at late hours, but only the space indoors, to respect the neighborhood and not disrupt anyone with possible noise.

Mr. Morris said the interior construction was going forward and the restaurant hoped to open in April, so it would be helpful if the ANC would support a stipulated license at the March meeting so the establishment could begin operations with its full menu and services. He explained that the stipulated license would cover all aspects of the liquor license application, including alcoholic beverages, live entertainment, and the sidewalk cafe. The Chair observed that a stipulated license would provide an opportunity to see what the full operations would be like and allow people a chance to share their comments before the deadline for protesting the full application. Protests are due to the ABC Board at abcalegal@dc.gov by April 27. The Commissioners invited public comments on the elements of the liquor license application and discussed holding the vote on the full application at the April public

meeting. The Chair made a motion to vote on the stipulated license. The motion was seconded and the Commission voted 5-0 to support the stipulated license.

Plan for Discussion of Zoning Change to Allow “Gentle Density” Increase in All Residential Zones

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.” That would mean construction of proposed residences within that range that also meet the setback, height and lot occupancy in current zoning would not require zoning approval, and therefore there would not be any requirement or opportunity for comments from the local ANCs, neighbors, or other members of the community. The Commissioners had a brief discussion of the idea and potential effects including addition of more units to the housing supply, greater diversity of housing types, possibilities for lower cost units compared to single family homes, and also effects on motor vehicle traffic, parking, and need for access to transportation, additional schools, utility services and infrastructure (water, sewer, gas, electricity, etc.). Commissioner Mladinov mentioned that since the proposed zoning change would apply District-wide, it will be important to consider the effects in all wards. She recalled that when this idea was previously suggested during the development of the 2021 DC Comprehensive Plan, concerns were raised about displacement of current residents and elimination of what have been stable single family neighborhoods through displacement of current lower income residents as a result of the new construction, increased housing prices, gentrification, and related changes in the community, particularly in Wards 5, 7 and 8 where a large share of the land is in R zones.

The Chair said this is an important time to have a nuanced conversation, and bring in various viewpoints on what it would mean to have this kind of change, not just in general but in different communities, and try to reach an optimal approach for the District and for the different wards. Since there will be a new Mayor and a new Office of Planning, this is also a good time for a new discussion. Commissioner McCafferty agreed that it would be good to have an in-depth conversation and discuss how the neighborhood could grow organically with different types of housing types. Commissioner Allen said she also agreed having presentations would be important, and said that affordability would be key. Commissioner Bowers said that the Cleveland Park Citizens Association was also planning a discussion on the subject and he encouraged community members to participate in that as well. He said he had a few ideas for people to invite to make presentations to the ANC on the subject and he was interested in having speakers on all sides, think about the trade-offs, and have as detailed and nuanced discussion as possible. Commissioner Mladinov offered to work with Commissioner Bowers on the plans for the discussion of “gentle density” at a public meeting later in the spring with a range of speakers familiar with the issues.

Commissioner Updates

- The Chair reported that Ranked Choice Voting is being launched in DC’s 2026 Primary and General Elections for local offices, and voters could get more information from several sources, including:

DC Board of Elections presentation about Ranked Choice Voting <https://youtu.be/Jf6VZgPtrRI>

Sample ballot and use interactive ballot app at <https://dcboe.org/rcv>

Also on Saturday, March 21, 1-3 pm, at McLean Gardens Ballroom, the Board of Elections was going to hold an interactive session for residents to try Ranked Choice Voting with additional information, voting machines and a simulated ballot.

- The Chair reported that DC Water had shared several statements on the progress of its repairs after the collapse of the Potomac Interceptor sewer pipe and major sewage spill near the DC-Maryland border close to the Potomac River. The utility and federal and local partners would be continuing to monitor water quality in the Potomac River and assess effects on surrounding areas and inhabitants. For more information, see: <https://www.dewater.com/about-dc-water/media/potomac-interceptor-collapse>

- Commissioner Mladinov reported that DCPS had proposed reductions in some local public school funding for the next year, including for social emotional learning at Horace Mann Elementary. Most of the funding for that program has now been restored in the most recent proposal. Councilmember Frumin and the ANCs will continue monitoring the proposed District budget to see that adequate funds for local schools are maintained in FY 2027.

The Chair reported that as part of the DC Council Performance Oversight hearings which ended March 6, on February 7 the Council held an oversight hearing on the DC Public Service Commission (PSC). The hearing included testimony from dozens of witnesses with concerns about utility rates and services, including several recent PSC decisions (Pepco and Washington Gas rate increases and Washington Gas proposals to extend its PROJECTpipes program for expanded replacement of DC gas lines, which the PSC had just voted to extend for Phase 3). Also the Mayor had renominated two of the current PSC Commissioners (Emile Thompson and Ted Trabue) for another term, though they had been the majority making the decisions in those recent cases. Commissioner Mladinov raised the idea of adopting a resolution to the Council opposing their renomination. Commissioner Allen said she supported that idea. Also related to utility issues, the ANC had invited the DC Office of the People's Counsel to make a presentation at the ANC 3A public meeting on April 21 to discuss PSC issues as well as recent Pepco power outages and concerns about how Pepco handled power restoration after the outages.

- Commissioner Mladinov announced that beginning in fall 2026 WMATA's discounted U-Pass for university students will be available to part-time as well as full-time students in 4-year colleges, community colleges, and graduate school. Commissioner McCafferty said that the U-Pass is a good program and would be very valuable for part-time students. She asked if that would only be offered through the individual school. Commissioner Mladinov said that was not covered in the WMATA announcement but students were encouraged to check with their college or university for more information, as those policies would probably be in development over coming months.

Open Forum

Constituent David White spoke about the renomination of the two sitting PSC Commissioners. He had seen a sharp increase in his utility bills and said that he would definitely oppose their confirmation. He asked if people could send a letter to Councilmember Frumin. Commissioner Mladinov encouraged people to be in touch with CM Frumin and the At-Large Councilmembers, or the whole Council.

Administrative Matters

1. February Meeting Minutes: The Secretary had prepared and circulated draft minutes of the February 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 read the March financial report:

ANC 3A March Financial Report

Opening Balance (March 1):	\$ 36,822.49
• Income:	None
• Outgoing	\$2,303.19
Cash Withdrawals:	None
Expenditures:	\$2,100.00 Go Vocal annual contract
	203.19 Go Daddy website development
Bank Fees:	None
Ending Balance (March 31):	\$34,519.30

The Treasurer said a quarterly allotment should be coming into the account soon because OANC had approved the latest ANC 3A Quarterly Financial Report.

The Chair announced that the next ANC 3A public meeting would be April 21, 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 April 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 5/2/26

Ann Lane Mladinov