

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Public Meeting Minutes Tuesday, September 17, 2024

Quorum call: Commissioners Thaddeus Bradley-Lewis (3A01) and Ann Mladinov (3A05) were present, which made a quorum. (Two of the three sitting Commissioners constitute a quorum.) Commissioner Del Moral (3A04) arrived at 8 pm.

Verification of Meeting Notice: The meeting notice was posted 7 days in advance of the meeting on the ANC 3A website, and local listservs in Cleveland Park, Tenleytown, Glover Park, and McLean Gardens, meeting the notice requirement.

Agenda: Chair Bradley-Lewis made a motion to vote on the proposed meeting agenda. The motion was seconded and the Commission voted 2-0 to approve the agenda as presented.

Resolutions Adopted

Resolution to Support Modification of Significance to BZA Order No. 19606 to allow an increase in St. Albans School's maximum permitted full-time equivalent faculty and staff from 145 to 160. The Chair made a motion to vote on the proposed resolution. The motion was seconded and the Commission voted 2-0 to approve.

Resolution to support Public Space Application for proposed project at 3605 Norton Place NW The Chair made a motion to vote on the proposed resolution. The motion was seconded and the Commission voted 2-0 to approve.

Resolution in Honor of Commissioner Judith (Judy) Havemann (ANC3A02) who died on July 28, 2024. The Chair made a motion to vote on the proposed resolution. The motion was seconded and the Commission voted 3-0 to approve.

Administrative Matters

Minutes of July 17 Regular Public Meeting. The Chair made a motion to vote on the proposed minutes. The motion was seconded and the Commission voted 3-0 to approve the minutes as presented.

Next Public Meeting: October 15, 2024

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

FULL SUMMARY

The Chair called the meeting to order at 7:00 pm and called the roll. Commissioners Thaddeus Bradley-Lewis (3A01) and Ann Mladinov (3A05) were present, which made a quorum. (Two of the three sitting Commissioners make a quorum.)

Commissioner Mladinov confirmed that the meeting notice and proposed agenda had been posted 7 days in advance, using the ANC 3A website, email list and local listservs, which satisfied the notice requirement.

Advisory Neighborhood Commissioners (January 1, 2023-December 31, 2024) www.anc3a.org

3A01	3A02	3A03	3A04	3A05
Thaddeus Bradley-Lewis	Vacant	Vacant	Jeremy Del Moral	Ann Lane Mladinov

The Chair made a motion to vote on the proposed meeting agenda. The motion was seconded and the Commission voted 2-0 to approve the agenda.

MPD Community Report

Lt. James Vandermeer (MPD Second District, Police Service Area 203) presented an update on recent crime and public safety in the ANC 3A area. He started by reporting that the Second District will be undertaking its periodic changes in assignments for officers. As he noted, ANC 3A has an unusual situation because it spans so many Police Service Areas (PSAs), so ANC members have worked with officers from several PSAs. Lt. Vandermeer said that in future months Lt. Forrest may be working with ANC 3A. (Lt. Forrest was assigned to PSA 208 at the time of the meeting.)

Lt. Vandermeer reported on crime statistics in ANC 3A in recent months. In the previous 30 days, the number of reported crimes had been almost the same as in the same time period in 2023, though in 2023 there had been several more serious violent crimes while there had been more general thefts. The pattern over the previous 60 days, from mid-July through mid-September, reported thefts from autos had decreased compared to the same period in 2023, but reported thefts in the general category, such as package thefts and retail thefts, had gone up by more than twice. Lt. Vandermeer said that the difference was primarily made up by thefts at CVS, Giant and Wegman's. The rest of the increase was due to thefts of packages from porches and thefts of bicycles or other items from yards. Lt. Vandermeer said that those types of crimes can be addressed by actions to secure items, not leaving things of value in view in a parked vehicle, and putting items such as bicycles inside such as in a garage. MPD also encourages use of Amazon Lockers or other package lockers in the area.

He spoke specifically about two recent crimes of particular concern

1. Assault with a Deadly Weapon (ADW) at 4000 Massachusetts Avenue NW (August 4 at 3:00 am). MPD investigated the incident, apprehended the suspect for stabbing, and identified this as a domestic incident. Lt. Vandermeer said the victim and all others in the vicinity of the crime are OK, and MPD did not find a continuing threat to anyone else.
2. The incident at the McDonald's at Wisconsin Avenue and Van Ness Street NW (June 29 6:00 pm) which was classified as a Theft-Felony (weapon knife). The suspect had ordered food, may have been irritated at the time he had to wait for his order, and he leaped over the counter, assaulted the cashier, and tried to take the cash drawer. He was arrested.

Lt. Vandermeer also reported that in nearby ANC 3F (Forest Hills-Van Ness), the wheels had been stolen from a series of vehicles parked on the street. ANC 3A has not had the same experience, but there had been some vehicle break-ins. Lt. Vandermeer mentioned that MPD had not been able to get security footage from one camera in the McLean Gardens area after a recent incident and it appeared that the camera had not been monitored overnight or on weekends. The Chair asked which location was involved so he could check with building management. Lt. Vandermeer said that property managers have the option to sign up with MPD's Real Time Camera Center to share their camera video with MPD if they choose, so MPD can monitor the footage.

Lt. Vandermeer also spoke about retail thefts in the area, which have largely been reported at the Cathedral Commons CVS and Giant. With a location so close to the MPD Second District station, he said that shouldn't be the case and he wants to look into improving that. MPD only can get the information if the incidents are reported. He said the retail chains have different protocols for reporting a theft. CVS reports a theft if a person appears to have taken items valued at more than \$100, or if the person taking items is familiar from making previous thefts, or if the individual is posing a danger to nearby individuals. That area is in PSA 204. The Chair asked if MPD was also assigned to monitor the retail establishments in the City Ridge area, including the new Lidl and the Wegman's which are in PSA 202. Lt. Vandermeer

said there had been fewer reported thefts at Wegman's than at Cathedral Commons, but MPD will keep an eye out in that area as well. Lt. Vandermeer said that Captain Darren Haskis has asked for officers to be making hourly patrols around the area, at various locations on a rotating basis. Extra officers can also be assigned to monitor specific sites.

Presentation by St. Albans School about request to increase maximum faculty and staff

John Oliver, Associate of Holland and Knight LLP, was accompanied by representatives of St. Albans School in presenting its application to the DC Board of Zoning Adjustment (BZA) for a Modification of Significance to BZA Order No. 19606. The school is asking to increase the maximum permitted full-time equivalent faculty and staff from 145 to 160. The application notes that the number of people who would be working on the campus would not change significantly, particularly in the short term. Some individuals who have been working for the Foundation would be shifting to being employees of the school. Over future years, the school also is expecting to hire additional information technology staff, on-site health professionals, and some development staff to assist with the planned capital campaign.

The applicants have already met with the neighborhood working group in a meeting in 2023 and was planning another meeting with the group later in September. They also had spoken with the ANC Commissioner in ANC3C08 in August, and made presentations to the Zoning Committee of ANC 3C on September 3 and to the full ANC on September 16 where the ANC voted to support the application. The BZA has scheduled a hearing on October 9 to consider the school's application.

The legal tests for BZA approval include effects on noise and traffic on neighboring properties. Under zoning regulations applicable to the school, the requirement is for 198 parking spaces while there are currently 210 to 230 parking spaces on the Cathedral Close [the overall Cathedral property] that are allocated for school use. The traffic analysis shows a very small effect on overall traffic associated with the increase in full-time employees. To be given a Special Exception, the proposal also must be in harmony with the purpose of the zoning regulations and zoning maps. The applicants maintained that there would be no adverse effect on the neighborhood from the proposed change.

The Chair invited questions and comments. One resident said that the proposed change would not have nearly as much effect on traffic as a football game. Another resident asked if there would be accommodations for contractors working at the school. Mr. Oliver responded that the required number of parking spaces only applies to full-time equivalent faculty and staff at the school, but there would be sufficient parking spaces beyond the maximum permitted employment of 160. The Chair confirmed that two part-time employees working 20 hours a week would be counted as one full-time equivalent

The Chair made a motion to vote on a resolution to support the school's application to BZA. The motion was seconded and the Commission voted 2-0 to approve the resolution.

Presentation on public space application for proposed project at residence at 3605 Norton Place NW

Landscape architect Kathy Landis of DCA Landscape Architects and homeowner Christine Hobbs had made an earlier presentation on the plans for a new landscaping plan at the single-family home. Ms. Landis participated in this meeting to outline the discussions they had over the intervening months, adjustments to accommodate the heritage tree and other suggestions from DDOT. The new plans would add a retaining wall at the base of the driveway in public space, widen the driveway and replace previous driveway materials with permeable pavement. A public space application had been filed with DDOT for a permit to make the proposed changes to the retaining wall and the portion of the driveway that is in public space. Comments on the application are due to DDOT by September 20 under Tracking #453387.

Ms. Landis presented photos of the property and sketches of the plans and took questions. The retaining wall will be no more than 42" high, which follows DDOT's standards in public space. The stone will match the

neighbor's existing wall. The driveway will be 11' wide, serving both the applicant's residence and the neighbor's home. No changes would be made to the apron of the driveway entering the street, or the public sidewalk. The plans had been shared with the neighbor who had expressed support.

Commissioner Mladinov commented that the plan appeared to meet all the standards in DDOT's Design Manual. There were no other comments or questions. The Chair made a motion to vote on a resolution to support approval of the public space application to DDOT. The motion was seconded and the Commission voted 2-0 to approve the resolution.

Commissioner Updates

The Commissioners shared developments since the previous ANC 3A monthly meeting on July 17. The Chair reported that Commissioner Judy Havemann (ANC3A02) died on July 28, after battling cancer almost since her swearing-in to the ANC in January 2023.

Commissioner Mladinov summarized the results of the July 31 ANC 3A Special Meeting on July 31, at which the Commission discussed three regulatory cases: DDOT's Notification of Intent to reconfigure Porter Street and 38th Street NW to make the two-directional Y-intersection into a one-directional mini-circle and add high-visibility crosswalks with pedestrian refuges on all three approaches; DDOT's Notification of Intent to reduce the speed limit from 30 mph to 25 mph on Massachusetts Avenue from the District line at Westmoreland Circle to 36th Street; and DC Water's request for an after-hours permit to conduct a sewer rehabilitation project on Wisconsin Avenue between Upton and Warren Streets. At the special meeting, the Commission voted to approve resolutions supporting all three of those requests.

Commissioner Mladinov also reported on several updates from WMATA on changes it is considering to adjust bus services proposed as part of the Better Bus initiative and also to increase Metrobus services where the DC Circulator will not be operating after the Circulator is discontinued at the end of the year. After the closing of the WMATA's public comment period on July 15 about the Better Bus 2025 network proposal issued in early May, the WMATA staff had been reviewing the comments and developing a revised proposal and also consulting with DDOT and other jurisdictional partners. In an early September meeting organized by Councilmember Frumin, WMATA had indicated that it was going to maintain daily service on Cathedral Heights through ANC 3A, and would also be working to provide service to interior Glover Park, based on input from ANC 3B. WMATA planned to continue working on final revisions, to provide to the WMATA Board in November for approval in December.

Commissioner Jeremy Del Moral (3A04) arrived at 8:00 pm.

Community Announcements

Candidates for ANC 3A Commissioner seats in November 5 General Election were invited to introduce themselves at the meeting. Maria Perisic who resides in ANC3A03 introduced herself and described her background and interests in the community. None of the other new candidates for Commissioner seats in ANC 3A were participating.

Joe Dweck from Councilmember Matt Frumin's office made several announcements. He said that the Council was coming back from its recess that week and that morning had held the first legislative meeting of the fall season. He also announced that CM Frumin would be holding the next "Work Day in the Ward" on September 26 from 8 am-5 pm at 3518 Connecticut Avenue NW in Dolan Uyghur Restaurant, for constituents to share concerns, learn about legislative priorities, meet agency partners, and support a local business. He also announced DPW was conducting one of its special waste collection events September 21 at Rock Creek Tennis Center (Carter Barron) for residents to dispose of hazardous materials including paint, e-cycle electronics and bring documents for shredding.

Commissioner Mladinov mentioned that the District would be holding the annual “Art All Night” in the area, with events in Glover Park on Friday, September 27 and in Tenleytown on Saturday, September 28.

Open Forum

Members of the community were invited to share questions and comments. Resident David White expressed his continuing concern that WMATA might be proposing Metrobus service that would operate on the blocks of 39th Street between Cathedral Avenue and Massachusetts Avenue, which he and his neighbors had drawn up a petition to oppose during the public comment period. He also shared his regret about the closing of Makers Union on Newark Street opposite the Giant supermarket, after only 6 months.

Another concern raised in the conversation was pan handling in front of the Giant and the provisions for security including laws and policies governing the public areas in Cathedral Commons. In the discussion, several major points emerged. Numerous restaurants in that commercial area are doing well, though there has been turnover there. For security, some local establishments hire private guards and have taken other measures to prevent theft or other crime, and MPD works with establishments to address crime. In some developments such as at City Ridge, the businesses and plaza and walkways are entirely on private property so the legal authority is different than at the businesses that open onto public space. The Chair described the legal provisions covering pan handling: An individual may ask for money one time but the law provides that the individual cannot continue to press the question and is not allowed to follow anyone into the garage. Some incidents of that kind had been reported at previous ANC meetings. Commissioner Del Moral noted that when people are concerned about their personal security, they “vote with their feet.” Joe Dweck noted that crime has been going down, and new businesses are opening.

Additional information was shared about recent thefts of the wheels of parked vehicles. The incident on Friday, September 12 at 1 pm involved a vehicle parked at Vaughan Place. Commissioner Del Moral also mentioned that a new vehicle parked on the lot at the back of the Greenbriar (4301 Massachusetts Avenue NW) had all 4 wheels stolen.

The Chair urged that when crimes are committed, they are reported to MPD so the police can address them. As Lt. Vandermeer said, many retail crimes go unreported. It is important that those crimes be reported so public officials can work with the businesses to try to improve the situation and retain customers and establishments in the area.

Administrative Matters

Commissioner Mladinov had prepared draft minutes of the July 16 ANC 3A regular monthly public meeting and the July 31 ANC 3A Special Meeting. The Chair made a motion to vote on the minutes. The motion was seconded and the Commission voted 3-0 to approve the minutes of the two meetings.

Commissioner Del Moral read the ANC 3A July financial report.

ANC 3A July Financial Report

Opening Balance (July 1): \$17,714.41

- Income: Two District allotments

July 1 \$3,305.93

July 17 \$3,305.96

- Cash Withdrawals: None

- Expenditures: None

- Bank Fees: None (Monthly Fee waived)

Ending Balance (July 31): \$24,326.30

Commissioner Del Moral reported that there were no transactions in August, so the closing bank balance remained \$24,326.30 at the end of August.

Commissioner Mladinov presented a draft FY2025 annual budget for ANC 3A covering the time from October 1, 2024-September 30, 2025. She explained that the draft included sufficient funds for administrative help, printing, office supplies and equipment, local transportation and bank fees. The draft also added funds for citizen engagement software and support services, which had been the subject of meetings with Councilmember in July, had been successfully used by neighboring ANC 3D, and was being offered to other local ANCs at a significantly discounted price of \$2,000 for the year. The proposed budget also included funds for the ANC to give small grants to local non-profits, which had not been part of the initial ANC 3A budget when the Commission was building its bank account. In the Budget Support Act for FY 2025, the DC Council had also changed the language governing ANC grants, to clarify that grants must benefit the community rather than specific individuals but each individual grant does not have to benefit the entire “community as a whole.” The draft budget did not include funds for the ANC Security Fund, because the requirement for ANCs to participate in that fund was no longer in effect. The Commission is required to approve the budget for the new fiscal year by October 15, so the proposed budget would be presented for a vote at the ANC 3A October meeting, with any suggested adjustments.

Commissioner Mladinov introduced a resolution to honor Commissioner Judy Havemann (ANC3A02) who died on July 28, after serving since the Commission was established in January 2023. She had been a respected reporter and editor, professor and communications professional in Washington, DC. The Chair described her as a fierce advocate for the neighborhood and residents particularly seniors. When she discovered that no candidate had filed to run to serve her area, she offered to run as a write-in and won. The Chair made a motion to vote on the resolution. The motion was seconded and the Commission voted 3-0 to approve the resolution.

The Chair announced that the next public meeting would be Tuesday, October 15.

The Chair made a motion to vote on adjournment. The motion was seconded and the Commission voted 3-0 to adjourn.

The meeting was adjourned at 8:38 pm.

These minutes were approved by the Commission by a vote of 3 - 0 at its duly noticed public meeting on October 15, 2024, at which a quorum was present. (Two of the three sitting Commissioners constitute a quorum.)