

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Minutes of Public Meeting November 18, 2025

The meeting was held in hybrid format, by Zoom and in person at the McLean Gardens Ballroom, located at 3811 Porter Street NW.

The Chair called the meeting to order at 7:05 pm.

Quorum Call: Four Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05). Claire McCafferty (3A04) was not able to participate. 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 Votes:

Resolution to the DC Zoning Commission on principles and deficiencies in proposed zoning Text Amendment ZC 25-13, which would rezone the upper Wisconsin Avenue corridor from Western Avenue in ANC 3E to Rodman Street in ANC 3A and allow for higher density development and increased housing along Wisconsin, as part of implementing the Wisconsin Avenue Development Framework adopted by the DC Office of Planning in February 2024. The Chair made a motion to vote on the resolution. The motion was seconded and the Commission voted 3-1 to approve.

Vote to Approve \$5,000 Grant to the Friends of Hearst Park to support “vertical mulching” to help preserve heritage trees. Commissioner Bowers made a motion to vote on the grant. The motion was seconded and the Commission voted 4-0 to approve.

Next Meeting

The Chair announced the next ANC 3A public meeting was scheduled Tuesday, December 16, in hybrid format, in person at the McLean Gardens Ballroom and virtually by Zoom.

Adjournment

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 4-0 to adjourn.

The meeting adjourned at 9:04 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 Chair called the meeting to order at 7:05 pm.

Four Commissioners were present and participating: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05). Claire McCafferty (3A04) was not able to participate. The Secretary confirmed that there was a quorum. (Three of the five Commissioners constitute a quorum.)

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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.

No representatives of the MPD Second District were at the meeting or on Zoom so there was no MPD Community Report.

Report of Local Organizations

Kendall Jackson from the Mayor's Office of Community Relations and Services (MOCRS) announced that sign-ups for the DC Emergency Rental Assistance Program were opening in two days. This is a program for District residents earning less than 40% of Area Median Income (AMI) who are facing a housing emergency (including being at least 30 days behind on rent or facing a security deposit and first month's rent payment) to receive funding to cover a security deposit and a month of rent payments. She recommended signing up as soon as possible because there is competition for the funds. Applicants need proof of residence, photo ID (for all adults), proof of income and a bank statement for the past 30 days, and a description of the emergency. See: <https://erap.dhs.dc.gov/>

Santiago Mendoza of Ward 3 Councilmember Matt Frumin's office reported that the Committee on Health had held a joint hearing on Permanent Supportive Housing, discussing the chronic inadequacy of opportunities for the unhoused and people with mental health challenges. CM Frumin also had spearheaded two new initiatives for residents at apartment buildings where behavioral health issues had been reported, including for residents using housing vouchers but not receiving adequate support services: a) The DC Department of Behavioral Health had launched a new Tenant/Landlord Hotline 202-281-2911 for residents and landlords to report mental health issues before they escalate so there will be an organized process for them to work with a service agency and get connected to specialists who can help; b) Caseworker Community Connections was already in operation, placing a caseworker in each of 8 apartment complexes in the Van Ness area of Connecticut Avenue to provide an extra resource for residents in need, building managers, and neighbors. The buildings were chosen because they have a high share of units rented using a voucher program. Mr. Mendoza said the caseworker program is a pilot and if it is successful, it could be extended to more areas.

The Commissioners expressed thanks for the updates, as residents of ANC 3A have reported mental health challenges and it will be a benefit to have help from trained caseworkers and other behavioral health staff instead of having calls go to MPD. Commissioner Mladinov noted that ANC Commissioners and residents are not allowed by law to inquire about the source of individuals' rental payments, whether vouchers or otherwise, and asked if the Hotline was open for calls about any mental health crisis, not just a crisis involving a voucher holder. Mr. Mendoza said he would check on those details.

Chris Rutledge of Friendship Place spoke about the work of his organization, which is located on upper Wisconsin Avenue but is now serving people who are unhoused or formerly unhoused throughout the entire city. Friendship Place started as a group of volunteers in the area, driving a van up and down Wisconsin Avenue to assist people who did not have a place to sleep. They subsequently opened the Welcome Center at 4713 Wisconsin Avenue NW, just north of Chesapeake Street between the Tenleytown and Friendship Heights Metro Stations, which has served approximately 1,200 people as drop-ins this year and Friendship Place programs 5,400 people in total. Mr. Rutledge announced an open house at the Friendship Place Welcome Center on Saturday, December 6, 10 am-1 pm. The Chair also expressed thanks to Friendship Place for its management of The Brooks emergency short-term family shelter on Idaho Avenue in ANC 3A. See <https://friendshipplace.org>

Vote on Friends of Hearst Park Grant to support “vertical mulching” project for heritage trees

The Friends of Hearst Park had presented their application to ANC 3A at the October public meeting for a grant of \$5,000 to support “vertical mulching” to help preserve heritage trees in the park. The estimated total cost for all nine heritage oaks was estimated to be \$10,800. The Chair proposed to approve the grant. Commissioner Mladinov asked for the vote to include a waiver of the provision of the ANC Grant Guidelines limiting each grant to \$2,500. Commissioner Bowers made a motion to vote on waiving the \$2,500 maximum and approving the grant for \$5,000. The motion was seconded and the Commission voted 4-0 to approve the grant. The Friends of Hearst Park confirmed it could begin the work within days of receiving the grant so the project could be completed within the first quarter of FY 2026.

Vote on Proposed Text Amendment ZC 25-13 to Rezone Upper Wisconsin Avenue

The DC Office of Planning (OP) had made a presentation at the October public meeting about its proposed zoning changes to put into effect the Wisconsin Avenue Development Framework that OP formulated in 2023-2024, covering the regional commercial center of Friendship Heights, the multi-neighborhood commercial center at Tenleytown, and transition zones between those two centers as well as south of Tenley Circle including the blocks in ANC 3A south to Rodman Street. The ANC had invited public comment and Commissioner Mladinov said she had also listened to the OP presentation and discussion of the proposed text amendment at the ANC 3E public meeting on November 13.

The zoning proposal contains requirements related to building form, including elements that could be measured objectively so they would be possible to administer as part of zoning. Unlike OP’s Development Framework, the proposed text amendment does not include any provisions for design review by ANCs or the public. Most projects would be matter of right, so ANCs and constituents would not have any opportunity to submit comments, which otherwise could be possible when a property owner asks for greater height or density than has been allowed by right under zoning. The Chair noted that the proposal grants such large increases in building density as a matter-of-right that it does not appear likely that developers would apply for a Planned Unit Development (PUD), which allows ANCs to negotiate a package of community amenities including design features in exchange for higher density.

Commissioner Mladinov observed that the text amendment would require all the private properties on the Wisconsin Avenue corridor to meet the requirement of the District’s IZ+ program, which calls for a proportion of the units to be affordable at least at the 80% AMI level, potentially down to 60%, on a sliding scale, with a low of 12% and a maximum of 18% of units (or 20% if the structure is “stick-built”) with the levels proportionate to the increase in the Floor Area Ratio of the building, up to 125% of the previously allowed density under zoning. The Maximum Floor Area Ratios (FARs) proposed along the Wisconsin Avenue corridor would allow much higher density as a matter-of-right – as much as 200% or 300% of what is currently allowed by zoning, and the amount of affordable housing required would not go up commensurately. She proposed that developers could be asked to provide more than the currently required share of affordable units at 80% AMI, or additional units at less than 80% AMI (such as 50% or 60% AMI), or other community amenities, in proportion to the increased matter-of-right density.

Commissioner Mladinov also expressed concerns that the ANC and residents had not been given sufficient information to form a knowledgeable position on the proposed zoning changes, because the graphics presented by OP had been very limited and no maps or illustrations had shown either what the allowed structures might look like in mass or appearance or how the buildings constructed to the maximum height and lot occupancy size would compare to the scale or the residential neighborhoods surrounding them.

ANC 3A resident David White asked if the proposed text amendment would mean ANCs would have no voice on proposed projects. The Commissioners agreed that the ANCs would not have any ability to submit comments if developers proposed projects within the maximum height, density, lot occupancy, and other basic parameters OP has proposed for a matter-of-right development in ZC 25-13, because there would not be a zoning case, hearing or public comment period.

Commissioner Bowers noted that OP had concluded that its proposed formula would work for developers. He asked if OP had calculated what developers could afford to build if applicable IZ+ requirements were increased, and whether projects with the number of affordable units proportionate to the increased density would “pencil out.” He noted that some research has indicated that new development gradually brings down the average cost of housing. Commissioner Mladinov responded that when the IZ+ program was adopted, the planning and zoning officials had assessed what developers could afford, and that is how the affordable housing requirements were adopted, up to the 125% maximum bonus density. If those calculations remain relevant, the proposed requirements in the text amendment would be good for developers but would not meet affordable housing goals for the area. She said it would not be practical for ANCs to develop estimates of how much more affordable housing developers could afford to build at the 80% or 60% AMI or lower levels. OP staff would have to provide the data to make those calculations.

The Chair observed that though current conditions might not make it possible for developers to afford to provide additional affordable housing, would we want to adopt a program for now and in perpetuity that would preclude us from ever seeing affordable housing at the 60% AMI level or below. Though the ANC does not want to delay development, it’s appropriate not to make these decisions under duress. It’s hard to change zoning later and try to take back what is written into the regulations today and becomes part of property owners’ expectations and investment decisions. It would also be very difficult to achieve deeply affordable housing in Ward 3 if all the private property on Wisconsin Avenue is upzoned as proposed, without provisions for other solutions.

Commissioner Mladinov proposed a resolution to emphasize the need for more affordable housing than is provided, express disappointment in the absence of design review and the lack of information for the public, and ask for the maximum time possible to get more information, have additional presentations and hold further community discussions.

Commissioner Bowers suggested that the ANC vote on a separate item to ask for more information and more time to make the determination, allowing as much time as possible within the system, giving deference to OP but also potentially consider further calculations of how the trade-off would work between affordable housing requirements and developers’ financial requirements.

The Chair made a motion to vote on the resolution as proposed by Commissioner Mladinov, the motion was seconded and the Commission voted 3-1 to approve, with Commissioner Bowers voting against.

The Chair asked if Commissioner Bowers would like to offer a second resolution to ask for OP to provide more information to assess the proposed text amendment. He withdrew that proposal and said he appreciated the discussion and hoped the Zoning Commission would take the ANC’s recommendations seriously.

Presentation on ATME free mobile/web platform designed to enhance drivers' communication and convenience by allowing them to share updates with others using the app

Joseph Ogundeyi, founder of ATME, gave a presentation on ATME www.atmeapps.com which is a free mobile app that he has designed to make it easier for people to share anonymously information about matters of frequent personal concern in a community, such as break-ins, thefts or other incidents affecting vehicles that they can only identify by license plate number. When someone observes damage or threat to a vehicle, the app allows them to post that information anonymously using only the license plate numbers, without knowing the identity of the owner/driver, and if the owner has also signed up to use the app, the owner will be alerted. The app is intended to promote community engagement and neighborhood safety, encourage better driving practices, and facilitate communication among neighbors about concerns related to transportation, parking and other shared interests.

There were several questions about how ATME would protect the privacy and security of the people using the app to share information. Mr. Ogundeyi explained that ATME does not make available the name or email address or other contact information for the person posting the alert, but keeps the communication anonymous unless the individual chooses to share more information.

Other questions included how the app would avoid being used for nasty or negative posts or pranking. Mr. Ogundeyi said he and his associates who are programming the app have added several features to avoid those problems, including pre-set options and very limited characters, to focus on positive aims, and they are also working on a system to block negative messages. ATME is now starting a pilot on the campus of Towson University in Maryland, and will be evaluating the results to improve what they believe is already a very robust system.

Commissioner Allen observed that introducing the app in a college environment was a good idea, along with being able to block misuse of the system. Commissioner Mladinov encouraged Mr. Ogundeyi to get back to the ANC with reports on the pilot at Towson University. The system depends on getting a large enough number of people to use the app so the intended recipients will also be using the app and can receive the messages affecting them or their vehicles.

Commissioner Updates

Commissioner Mladinov reported briefly on recent developments on the proposed text amendments the ANC had discussed in previous months involving alley lots (ZC 25-06), matter-of-right uses in the RA-1 zone (ZC 25-08), rear additions (ZC 25-11), and the Omnibus with 24 different provisions (ZC 25-12). The Zoning Commission had held hearings on those proposed zoning changes over the previous few weeks, but had not yet issued any decisions. In the Omnibus proceeding on which ANC 3A had adopted a resolution in October recommending that the 24 issues be broken into several groups to be considered in separate hearings, the day after the ANC took that vote, the Zoning Commission voted to break the 24 issues into groups and consider them in separate hearings.

The Chair described a new bill B 26-0465 that had been introduced by Councilmember Anita Bonds to change several of the steps required by law for filling vacancies on an ANC. The bill provides that when there are two or more candidates for a vacant ANC seat, the sitting Commissioners in the other seats on the ANC would vote on who should fill the vacancy, rather than having residents of the Single Member District (SMD) vote in a special election held at an ANC public meeting. The bill also calls for waiving quorum requirements for a vote to fill an ANC vacancy and require only two sitting Commissioners to be present or participating in the meeting in order to hold a vote to fill the seat. The Council had not provided information on the reason for those changes though potentially the proposed processes could save some time or possibly save some money.

The Chair expressed concern that it would be completely undemocratic not to have any resident of the SMD involved in electing a new Commissioner to serve that district. Commissioner Allen agreed that in her experience with a contested election for an ANC Commissioner from one of the SMDs at American University, it didn't seem that anyone at the university would have preferred to have other ANC Commissioners make the decision on who should serve them. The Chair said that the Council was holding a hearing on the bill on December 5 and would hold the record open until December 19, which would allow ANC 3A could consider a resolution on the bill at its December 16 meeting.

The Chair read the announcement from the DC Department of Public Works (DPW) about plans for collecting fall leaves from residences covered by DPW trash and recycling services. The ANC 3A area had not yet been scheduled for its first leaf collection. Commissioner Mladinov added that the ANC 3A is entirely within DPW's "Area C" and should be getting a pick-up within a few weeks. Residents were supposed to get notice in time to allow two weekends before the first collection, and again before the second collection. A tracking map and additional information were posted at <https://dpw.dc.gov/leaf>

The Chair announced the District plan for Hypothermia Shelters during Cold Alerts. This winter season the District has organized hypothermia shelters to serve people who are unhoused when the temperature is expected to be 32° F., or 40° F. or below with a 50% or greater chance of precipitation. People are asked to call the Shelter Hotline 202-399-7093 or 311 to report unhoused individuals so the outreach team can arrange transportation for them to get to a shelter. The nearest men's hypothermia shelter is at 1725 Lincoln Road NE in Ward 5 (130 beds, 24 hours). The nearest women's hypothermia shelters are at 6010 Georgia Avenue in Ward 4 (30 beds, 7 pm-7 am) and at N Street Village, 810 5th Street NW in Ward 2 (134 beds, 24 hours. For more information, see: COLD.DC.GOV

The Chair also announced that the DC Department of Transportation (DDOT) was holding a workshop for Ward 3 on December 10 at the UDC Student Center to present results from its evaluation of existing conditions and inviting community members and stakeholders to share feedback on the project team's work to date, bicycle transportation needs, safety concerns, key gaps in the bicycle network, potential project ideas, and other local considerations. See <https://bikelanes.ddot.dc.gov/pages/strategicbikeplan>

Commissioner Bowers presented an update on the DDOT proposal for regulations to implement a Permanent Streeteries Program, replacing the temporary Streeteries Program adopted during COVID-19. The temporary Streeteries permits were all expiring on November 30, so establishments wishing to continue using streeteries were required to apply for new permits. Requests for assistance with removing streeteries were supposed to apply by November 1. DDOT was planning to begin issuing warnings on violations on December 1, but would not be levying fines until January. The fee structure for streeteries had not yet been finalized so that was contributing to uncertainties and at a recent Council hearing on the program, several Councilmembers had raised concerns about letting DDOT's regulations go into effect.

Under the new program, no streeteries would be allowed on Wisconsin Avenue, where there were signs posted for rush hour restrictions on parking. Commissioner Bowers said that there was a request in Glover Park to remove the rush hour parking restrictions in front of the one business with a stretery (Rocklands) in order to allow them to continue using that space. He encouraged local restaurants with an interest to be in touch so the ANC could help with information, with a hope of moving in a positive direction for the establishments, as well as traffic and public safety. The Chair noted that Two Amys had taken down their stretery on Macomb Street and probably Cactus Cantina as well. Raku and Barcelona had previously stopped using the stretery space in front of their establishments.

Open Forum

There were no other comments.

Administrative Matters

1. October Meeting Minutes: The Secretary, Commissioner Mladinov, had prepared and circulated draft minutes of the October meeting. The Chair made a motion to vote on the minutes, the motion was seconded, and the Commission voted 4-0 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 Gracemary Allen, read the October financial report:

ANC 3A October Financial Report

Opening Balance (October 1): \$35,819.55

- Income: None
- Outgoing

Cash Withdrawals: None

Expenditures: \$ 741.98

Bank Fees: 33.00 one-stop payment

Ending Balance (October 31): \$35,044.57

Commissioner Mladinov reported that she had drafted an ANC 3A Annual Report, which by law each ANC is required to publish for the community by December 1. She said she would add the ANC's actions in November to the draft and it could be posted on the website as has been done previously or circulated in other ways as the Commissioners recommend. The Office of ANCs (OANC) had notified the ANCs earlier in the fall that District law does not require that the ANC vote to approve the text of the Annual Report. Other Commissioners expressed appreciation for the work and Commissioner Bowers said he would provide comments on the draft.

The Chair announced that the next ANC 3A public meeting would be December 16, 2025.

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 4-0 to adjourn.

The meeting adjourned at 9:04 pm.

These minutes were approved by the Commission by a vote of 4 - 0 at its duly noticed public meeting on December 16, 2025, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

Attested by Commissioner Ann Lane Mladinov 12-20-25

Ann Lane Mladinov