

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Public Meeting Minutes

May 12, 2026

The Chair Thaddeus Bradley-Lewis called the meeting to order at 7:08 pm.

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

Roll Call: All five Commissioners were participating: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05) attended in person. Commissioner Claire McCafferty (3A04) participated in the meeting by Zoom.

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 5-0 to approve the agenda.

Official Actions:

1. *Resolution to Support DDOT Notification of Intent to Adjust the Location and Signage for Pick-Up/Drop-Off Zones on the 3900 block of 37th Street NW, serving Sidwell Friends School and Hearst Elementary School.* Commissioner Bowers made a motion to vote on a resolution supporting the proposal. The motion was seconded and the Commission voted 5-0 to approve.

2. *Resolution to Request Additional Time to Review the DC Office of Planning Supplemental Report submitted on April 20 RE ZC 25-13, Text and Map Amendment for upper Wisconsin Avenue, for which the Zoning Commission had ordered a two-week comment period through May 14.* Commissioner Mladinov made a motion to vote on the resolution. The motion was seconded. The Chair made a motion to add an amendment specifically to allow time to evaluate OP's new proposal for "design review" of projects within the high-density areas around the Metro stations at Friendship Heights and Tenleytown. That motion was seconded. The Commission voted 4-1 to support the resolution as amended.

3. *Resolution to Support Hearst Elementary School Movie Night at Hearst Park on May 29.* Commissioner Bowers made a motion to vote on the resolution. The motion was seconded and the Commission voted 5-0 to adopt the resolution.

Adjournment: 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 9:06 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 7:08 pm.

All five Commissioners were participating: Thaddeus Bradley-Lewis (ANC3A01), Gracemary Allen (ANC3A02), Isaac Bowers (ANC3A03), and Ann Lane Mladinov (ANC3A05) in the room and Commissioner Claire McCafferty (ANC3A04) by Zoom. 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 5-0 to approve the agenda.

MPD Community Report

New MPD 2D Captain Nathaniel Porter, recently transferred from the Third District to the Second District, introduced himself. He also reported that Commander Christopher Dorsey had been transferred at the same time, to become the Commander of the Second District. He was speaking at a different ANC on the evening of the ANC 3A meeting.

Captain Porter presented a brief report on public safety in ANC 3A. He said he was just beginning to learn about Ward 3 but had checked the crime reports for the previous 30 days in ANC 3A. He said the ANC area, like much of the city, had primarily been seeing general thefts, including thefts from retail businesses. Captain Porter noted that it was surprising how many shop owners do not know they can have an individual barred from an establishment for the future, who will then be subject to arrest for setting foot in the door of the business.

Captain Porter also observed that in his experience in the Third District, the Target in Columbia Heights had the most thefts in the area but also had the most arrests, partly because they have a private security protection and a loss prevention program. The Chair reported that the highest number of thefts in ANC 3A occur at the CVS, with a fair number at Wegmans. Wegmans and the Giant do have private security, but he has never seen CVS use loss prevention.

Captain Porter also discussed concerns about recent incidents involving juveniles after school, including the fatal shooting in Tenleytown which MPD was investigating. He also mentioned a robbery near the high school on MacArthur Boulevard earlier in the day of the ANC meeting. He said that MPD would have officers assigned to the schools as classes get out.

Commissioner Mladinov asked about violent crime in the area. Of the 13 crimes reported for the previous 30 days, 12 had been property crimes but one was a violent crime. The Chair mentioned an Assault with a Dangerous Weapon had been reported on May 5 on Wisconsin Avenue next to the National Cathedral, on the border of Commissioner Allen's Single Member District. Captain Porter had seen that crime in the reports but said he would have to check for more details.

Captain Porter mentioned that if there is a concern about an individual with mental health issues, MPD can ask the Department of Behavioral Health to respond. They can get a case worker to help with the situation, instead of the police or fire department who do not have the training to take that responsibility.

Report from Local Organizations

Che Demczuk introduced himself as a new liaison between Mayor's Office of Community Relations and Services (MOCRS) and Ward 3, joining Owen Cox. He announced that on Saturday, May 9, there was a Spring Clean-up Day with a roll-off container at Guy Mason Rec Center for disposal of larger items. He reported that residents had filled two containers with items to be hauled away for disposal, including furniture, mattresses, unusable clothing and toys.

Mr. Demczuk referred people to budget.dc.gov for more information on the Mayor's proposed FY 2027 budget. The ANC had hoped the Mayor's Office would send a speaker about the proposed budget, which was made public in mid-April, but no speaker had been available to speak to the ANC at the May meeting. That meant any budget presentation by the Mayor's office would not be possible before the June meeting (which was scheduled to be held after the Council's first vote on the FY 2027 budget).

DDOT Presentation on changes to pick-up/drop-off zones on 37th Street for Sidwell and Hearst

In April, the DC Department of Transportation (DDOT) issued a Notice of Intent (DDOT NOI 26-106-PSD) to adjust the location and signage for pick-up and drop-off (PUDO) zones on both sides of the 3900 block of 37th Street between Quebec Street and Tilden Street, serving Sidwell Friends School and Hearst Elementary School. At the meeting, DDOT shared maps showing proposed new signage and areas where the PUDO zones would be adjusted to address back-ups and other issues with the current arrangements:

- "No Parking" areas south of Tilden would be changed to 7 am-9 am
- "Remain in Vehicle" areas would begin at 7 am instead of 8 am
- On the Hearst side, north of the driveway would be "remain in vehicle" while south of the driveway would allow 15-minute parking, to allow drivers to sign students in and get back to the car
- On the Sidwell side, the PUDO area would be extended south to near the end of the field.

The plans were at <https://dcdgis.maps.arcgis.com/apps/dashboards/a4068f7279d8458eb6f0fcca51e1bbcc>. Comments were due May 27 (an extension from the original due date of April 30). DDOT asked for questions from the ANC and constituents. DDOT asked for questions and comments.

There were no additional questions. Commissioner Bowers whose Single Member District includes that block said the changes seemed logical and he would be glad to support implementation of the NOI. He made a motion to take a vote. The motion was seconded and the Commission voted 5-0 to support the proposed changes.

Presentation on "DC 2050" Process to Develop a new Comprehensive Plan for the District

Vincent Ubeira, neighborhood planner with the DC Office of Planning (OP), gave an overview of "DC 2050," the project to develop a new Comprehensive Plan ("Comp Plan") for the District to guide zoning, land use, density, and height of what can be built in each area of the city, as well as things like connectivity and public spaces through the coming decades. Mr. Ubeira described briefly the process OP is following. Starting in spring 2025, OP had begun defining the vision and citywide growth scenarios, asking for public input on surveys and other public engagement approaches. The second phase was just ending, involving taking comments on a proposed draft Future Land Use Map (FLUM) that OP issued in March through a "Virtual Workshop" which includes the proposed map and allows for public comments through May 17. See: <https://dc2050.dc.gov/pages/get-involved>. As the next step in the DC 2050 process, OP plans to develop policy language to pair with the map.

Before a new plan can go into effect, OP expects to circulate a draft of the Comp Plan and FLUM, gather public comments, and then submit the final draft to the DC Council, which OP hopes to do by the end of summer 2027. The Council then holds its own hearings on the draft, accepts additional public comments, and then has the option to make changes. The Council has to vote to approve any official new Comp Plan, which OP hopes will happen in 2028.

Mr. Ubeira said in the first phase OP received input from 5,000 individuals, through public engagement events, focus groups, and pop-ups. OP was also doing special outreach to Wards 5, 7 and 8 as well as people for whom English is not their first language. OP had tabulated public comments which showed:

- 82% support growth around Metro stations
- 59% support growth along business corridors
- 68% support added housing downtown

Respondents also prioritize housing affordability and green space.

He said in Phase 2, OP is looking for where new homes could be located, and thinking about building form and density, land use, street connectivity, and public space. Unlike in other Comp Plans, OP is focusing on “place types” as a way to make the Comp Plan more understandable and help people imagine what they would like to see including in each place type. He provided the list of place types:

Residential

- Small Scale Residential (primarily detached houses and duplexes, up to 3 stories)
- Moderate Scale Residential (rowhouses, townhomes, small to mid-size apartment buildings, up to 4 stories)
- Medium Scale (mid-rise apartment buildings and multi-unit housing, up to 8 stories)
- Large-Scale: Dense, high-rise apartments and residential towers

Mixed-Use Centers

- Neighborhood Center: Local-serving retail and walkable amenities (e.g., corner stores, cafes) integrated with medium-density housing
- Urban Center: Higher-density retail, office, and residential hubs
- Regional Center: Major business, employment, and high-density residential nodes often at Metrohubs

Other Areas

- Industrial: Spaces reserved for production, logistics, and essential city services
- Institutional: Areas dedicated to campuses, hospitals, and large government/civic facilities
- Parks and Open Space: Protected natural, recreational, and green areas

Mr. Ubeira said that the draft FLUM was intended to translate the place types to a map.

For housing, OP estimated that the District has 325,000 households and anticipates having 441,000 by 2050, including 13,000 additional households in Ward 3. The FLUM is based on increasing housing capacity to 446,000 households. DC 2050 is proposing to allow capacity for 25,000 households beyond that, which is what OP estimated would be needed to keep housing costs in the District from rising more than inflation.

He explained that a goal of DC 2050 would be to increase the share of residents within a 10-minute walk from Metro or a 5-minute walk from a high frequency bus corridor. He also said that OP was looking for new corridors to have high frequency bus service. In looking for areas that could accommodate growth, OP would be prioritizing areas that haven’t seen significant growth in the past 30 years. At the same time, OP is giving special attention to areas that could be at high risk for displacement, trying to ease pressure on areas with a high share of households below the median income level, a high share of black or indigenous residents, or a high share of households facing severe housing cost burdens (over 50% of household income going toward paying rent). A further consideration would be dedicated affordable units including DCHA properties.

David White asked if the DC 2050 plan would incorporate the Wisconsin Avenue Development Framework. Mr. Ubeira said that is considered a Small Area Plan and it will be used to guide the Comp Plan in the area it covers. (The draft FLUM includes several areas identified as special centers, including regional or neighborhood centers along upper Wisconsin Avenue in OP's current proposed Text Amendment.)

Mr. White also asked about planning for the RFK Stadium area, which seems huge. Mr. Ubeira said extensive planning is going on for surrounding housing, retail, transportation, etc.

Other questions:

- Would all the additional housing in the plan be new housing, or would DC 2050 include making use of existing housing. Mr. Ubeira said that OP's plans would not take down existing homes; it is just a guide about where land uses could be.
- Would the new housing be for rent or ownership? Mr. Ubeira said it would include both.
- Is affordable housing included in the plans, including Section 8 housing. Mr. Ubeira said yes.
- With such an increase in the number of households, wouldn't the District also need new services?
- What would the price be for new housing? A lot of current residents are having trouble affording housing today. We need equity.

The Chair said that the Comp Plan is not mandating changes; it is just looking at what could be done. Just as today, property owners wouldn't have to build to the maximum allowed on their property. Or a property owner could sell and a new owner could choose to develop the property to the new maximum. The price could go up for the property if it could be developed to a higher density. The key in planning is the people who are involved in doing the developing. The Mayor, executive agencies, the Council, ANCs and the public all need to be involved and make sure the people's voices are heard. He noted that the District needs to have DDOT and WMATA involved in the planning, or people will not have the services we need. Ward 3 has high-frequency transit corridors but we also have complaints about the reliability of public transit services.

Commissioner Bowers asked if OP estimated a need for capacity to house 460,000 households would keep housing costs from increasing beyond inflation, shouldn't the plan be considering how many units would be necessary to allow housing costs to go down.

The Chair said in talking about housing affordability, there are a lot of tools that can be used beyond just pricing in the market. He urged a more fulsome conversation, because there are so many factors that go into decisions and the kinds of spaces we develop. In recent projects, one or two-bedroom units have dominated. But how are we going to use policy to create new three- or four-bedroom units? How can we get developers to build units that appeal to people who can't afford a single family home but might possibly afford a 3-bedroom condo?

Mr. Ubeira encouraged the Commissioners to share their questions and comments with OP either within the existing public comment period or during the next phase of DC 2050.

Update on ZC 25-13 Proposed Text and Map Amendment to change zoning on upper Wisconsin Avenue

Commissioner Mladinov reported that the Zoning Commission had voted at its April 30 public meeting to open a public comment period on OP's Supplemental Report in ZC 25-13, calling for comments by 3 pm on May 14. She noted the due date gave ANC 3A only 12 days before the May meeting date, which had by coincidence been changed from the usual third Tuesday of the month to the second Tuesday or there would have been no possibility for the ANC to submit official comments. For ANC 3E, the other affected ANC which serves most of the Wisconsin Avenue corridor covered by the text amendment, its next meeting was scheduled for the evening of May 14, after the Zoning Commission deadline.

Commissioner Mladinov made a motion to vote on a resolution asking the Zoning Commission to allow more time for affected ANC's and constituents to consider the OP Supplemental Report and submit comments. The motion was seconded. The Chair then offered an amendment to the resolution to add a specific point to the Zoning Commission about the need to allow additional time for comments because OP's Supplemental Report was introducing a new proposal for "design review" for projects in the high-density areas around the Friendship Heights and Tenleytown Metro stations. Many comments at the December 11 hearing on ZC 25-13 expressed hopes for some form of design review, which had been included in the Wisconsin Avenue Development Framework that OP adopted in February 2024, but there had not been any previous opportunity for public comment on how a design review might work. The Chair emphasized that OP's proposal for design review was vague and did not provide enough clarity for property owners and developers to have certainty about what the new process would require for their projects. The Chair noted that uncertainty about the regulatory review process is one of the greatest deterrents for anyone proposing new development projects, so if the objective is to ease unnecessary regulatory burdens, bring down costs, and facilitate future development, then introducing a vague and uncertain design review process would not contribute to that purpose. Regardless of whether people might want more density or not, or what their vision might be for the Comprehensive Plan, the Chair said there was merit in having a review process that would be more defined and not opaque, and therefore called for OP and the Zoning Commission to take more time to ensure that the process would be clear.

The Commissioners had a brief discussion. Commissioner McCafferty said she agreed with the interest in pushing the Zoning Commission to provide more clarity on the proposed design review process. Added points included that due process should be strong, there were a lot of weak points in the proposed Text Amendment, economic forces were not favorable for development right now, and developers were also pushing for changes in the design review process. Commissioner Mladinov noted that Patrick McAnaney of Somerset Development Corporation had filed comments with the Zoning Commission in ZC 25-13 highlighting issues with OP's design review proposal and suggesting changes.

Commissioner Allen said that she does want development but she agreed with Commissioner McCafferty that the ANC should push the Zoning Commission about providing inadequate notice and opportunity to participate in reviewing the proposed new changes. The amendment was seconded and the Commission voted 5-0 to adopt the amendment. The Commission then voted on the resolution asking for the Zoning Commission to provide more time for review, with the addition of the amendment to push for greater clarity on the design review process. The vote was 4-1 so the resolution was approved, with Commissioner Bowers in dissent.

Commissioner Updates

1. Plan for Discussion of "Gentle Density" (a proposed change in zoning to allow residences of 2- to 6-units as a matter of right in all R Zones (R-1-A, R-1-B, R2, R3) either as new construction or conversions)
The Chair announced that though the original hope had been to have the discussion of the concept of "gentle density" at the ANC April or May public meeting, because of scheduling conflicts for several prospective speakers, the discussion was being shifted to the ANC 3A public meeting on June 9. Commissioner Bowers had shared a resolution to support "gentle density" as part of development of the DC Comprehensive Plan, and agreed to invite a panel of speakers with different perspectives to share information with the ANC and the community on the concept. He was working with the Chair and with Commissioner Mladinov to identify speakers and organize the discussion.

2. Status of Plans for Opening Augie's Cathedral Heights at 3228 Wisconsin Avenue The Chair announced that Augie's stipulated license went into effect on April 8 and would remain in effect through issuance of a permanent license. The date for protests to the liquor license had passed and the restaurant was proceeding toward completing work in the interior and on the streetside patio. The opening date was

not yet certain. Several residents shared their support for the new restaurant, which is described as a Belgian-style neighborhood restaurant/gastro pub like the Augie's in Alexandria and Annapolis.

3. Status of Retail at Upton Place The Chair reported that several of the first floor retail sites are being prepared for opening. Construction is going forward on Paris Baguette and Chopt, which he expects will probably be the first to open, and there also appears to be a hair or nail salon under development there.

4. Mayor's Renomination of 2 PSC Commissioners whose terms expire June 30, 2026 The Chair announced that in late April the Mayor had withdrawn the nominations for two current members of the DC Public Service Commission (Chair Emile Thompson and Commissioner Ted Trabue) and then submitted new nominations which extended the period for Council review and vote by six more months, to the end of November. The Chair noted that the ANC had voted at its April 2026 public meeting to oppose Council approval of the two Commissioners for another term on the PSC.

5. Rate Credits for Pepco Customers After Court Overturned PSC Decision to OK Pepco Rate Increase The Chair reported that the DC Office of the People's Counsel (OPC) had asked the PSC to credit customers for the difference between the rates they have been paying and the last legally approved Pepco rates. The PSC denied OPC's request so OPC would be assessing next steps to help consumers recover the overpayments.

Community Announcements

Dave Steadman from the Hearst Elementary School Parent Teacher Association (PTA) requested support from the ANC for use of Hearst Park for its planned "Screen on the Green" Movie Night on Friday, May 29, from 8 - 10:30 pm, as part of the annual series of movie nights for the school community. The PTA had applied to the Department of Parks and Recreation (DPR) for a permit, and DPR requires ANC support for that type of permit. Commissioner Bowers made a motion to vote on the request. The motion was seconded and the Commission voted 5-0 to support the PTA request for use of the park for the event and share the ANC's support with the DC Department of Parks and Recreation (DPR).

Mr. Steadman said this would be his last year on the Hearst PTA and he hoped the ANC would continue to work with his successor. Commissioner Bowers mentioned that it will be useful for the ANC to get advance word about the PTA requests for support for future events, and the ANC will give them a chance to make the request earlier in the meeting. There was a brief discussion of whether a general letter from the ANC to DPR supporting PTA events could be considered. (Previous experience has been that DPR asks for ANC support for a specific event to use DPR property at a designated date and time.)

Open Forum

David White asked if there was any news on progress on the construction project at 3400 Wisconsin Avenue between Norton and Ordway Streets which he observed seemed to be stalled. The Chair said he had received an update from the project on May 1, reporting that the window deliveries were supposed to be finished in the next week, brickwork was underway, stone work would follow soon. Drywall was also being delivered and work would be proceeding on the interior walls and finishes. Another project would be construction of a retaining wall on the south side of the property. The Chair also said that the developer was developing the final plans for exterior finishes and would be sharing those.

Administrative Matters

1. April Meeting Minutes: The Secretary had prepared and circulated draft minutes of the April meeting. The Chair made a motion to vote on the minutes. The motion was seconded. 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, Commissioner Allen, read the April financial report:

ANC 3A April Financial Report

Opening Balance (April 1): \$ 34,519.30

• Income: None

• Outgoing None

Cash Withdrawals: None

Expenditures: \$203.88 Go Daddy website development

Bank Fees: None

Ending Balance (April 30): \$34,315.42

The Chair announced that the next ANC 3A public meeting would be June 9, 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 9:06 pm.

These minutes were approved by the Commission by a vote of 3 - 0 at its duly noticed public meeting on June 9, 2026, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

Attested by Commissioner Ann Lane Mladinov, Secretary, ANC 3A 6-12-26

Ann Lane Mladinov