

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## ADVISORY NEIGHBORHOOD COMMISSION 3A



### Minutes of ANC 3A Public Meeting March 18, 2025

The meeting was held in hybrid format, by Zoom and in person at McLean Gardens Ballroom.

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

**Quorum Call:** All five Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), Claire McCafferty (3A04), and Ann Mladinov (3A05). The Secretary confirmed that there was a quorum 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, 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 as presented.

#### **Resolutions:**

*Resolution to Support Maintaining Funding for PKEEP (Pre-K Enhancement and Expansion Program) in the District's FY 2026 Budget.* The Chair made a motion to vote on the proposed resolution. The motion was seconded and the Commission voted 5-0 to approve the resolution.

*Resolution to Oppose DDOT NOI-25-27-CPD to Install a New Bus Stop on 39<sup>th</sup> Street NW south of Klinge Place NW to serve the new D96 Metrobus route as part of the "Better Bus" network scheduled to begin operation on June 29, 2025.* The motion was seconded and the Commission voted 5-0 to approve the resolution.

#### **Next Meeting**

The Chair announced that the next ANC 3A public meeting was scheduled for Tuesday, March 18, at the McLean Gardens Ballroom in hybrid format.

#### **Adjournment**

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

The meeting adjourned at 8:47 pm.

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Advisory Neighborhood Commissioners (January 1, 2025-December 31, 2026) [www.anc3a.org](http://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 7:03 pm. The meeting was held in “hybrid” format, both in-person and virtual by Zoom.

The Chair asked for a roll call. All five Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), Claire McCafferty (3A04), and Ann Mladinov (3A05). The Secretary confirmed that there was a quorum participating. (Three of the five Commissioners constitute a quorum.)

The Chair called for confirmation that the notice requirement had been met. 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 via the two methods previously approved by the Commission: the ANC 3A website and email including ANC 3A email list, local listservs and Nextdoor Neighborhood e-network. That met the notice requirement.

The Chair made a motion to vote on the proposed agenda. The motion was seconded and the Commission voted 5-0 to approve the agenda.

### **MPD Community Report**

Captain Haskis of MPD Second District reported on crime statistics in ANC 3A. In the previous 30 days, there had been three violent crimes including two assaults with dangerous weapons and one robbery near Rodman Street which was under active investigation and MPD hoped to close it. For property crimes, there had been 18 thefts, the bulk of them at the CVS on Newark Street, one burglary, two thefts from auto, and no stolen motor vehicles. In the year to date, the total violent crimes were the three in the past 30 days. There had also been one burglary and two stolen motor vehicles. Thefts from auto were down from 2024, but general thefts were up, for a total of 42 reported crimes in 2025 v. 25 in 2024.

Captain Haskis said MPD was working to reduce thefts at CVS, with overnight patrols, and he was also focusing attention on thefts from autos including at McLean Gardens. He urged residents not to leave any valuables visible in their vehicles.

The Chair asked about arrests in the homicide at City Ridge and the stabling on Langley Court in McLean Gardens. Captain Haskis said there had been arrests in both cases and they had both been domestic in nature though the incident on Langley Court spoiled out into public areas. Commissioner Mladinov asked if there were any updates on recent carjackings in the area. Captain Haskis said the carjacking on Davis Place near Tunlaw Road was being actively investigated and there was a good chance MPD would close that, but MPD was not likely to be able to close the carjacking on the 3000 block of Idaho Avenue in January 2024. The individual of interest had been arrested and charged with felonies in other cases but MPD had not been able to connect the person to the carjacking.

Commissioner Bowers mentioned that a constituent had noticed increased police presence and wondered if that was to get at the thefts at CVS. Captain Haskis said that was the case. Commissioner Bowers asked if there was any data on crime at the Crestview condominiums on Wisconsin Avenue. Captain Haskis said there was not any information on that to his knowledge. The Chair said he had been working on getting a meeting with WMATA on the issues related to the Metrobus stop that had been installed in front of the main entrance to the Crestview, and that would be discussed later in the ANC meeting.

### **Presentation on proposed addition at 3822 Van Ness Street NW (BZA Case 21286) in ANC3A03**

Martin Sullivan of law firm Sullivan & Barros presented the application for a zoning Special Exception for construction of a rear addition and side addition to a private semi-detached home in the R-2 zone, in ANC3A03. Mr. Sullivan said Simon Ley, managing member of the owner 3822 Van Ness LLC, was also

participating in the meeting. The applicants had asked the DC Bureau of Zoning Adjustment (BZA) to consider the case under Expedited Review (a shorter timetable, without a BZA hearing). Mr. Sullivan presented the site plan showing that the addition would meet the zoning standards for height, lot occupancy, and other dimensions, but would reduce the rear yard to less than the required 20 feet, when measured between the detached accessory building (a garage) and the principal dwelling, including the proposed addition. Mr. Sullivan explained that the District is currently considering a change in the method for measuring a rear yard in the R-2 zone, to be the distance between the rear property line and the rear wall of the principal dwelling, so with that change, no zoning relief would be needed in this kind of case. Mr. Sullivan explained that the legal standard for a Special Exception is the effect of the proposed project on light and air, as well as on the character, style, and pattern of the development in the surrounding area, and design, he because of the proximity of the homes and the design of the addition, the project would not have any effects that meet those tests.

Commissioner Bowers asked if the rear yard standard in R-2 zoning was a design requirement or related to safety. Mr. Sullivan said he believed that requirement for a minimum of a 20-foot rear yard between the principal dwelling and an accessory building made sense in a row house district. Initially that standard only applied in row house districts, because the District wanted to allow more space, and then for some reason that same standard was extended to other zoning districts such as R-2. But he said his firm had about 20 cases in the past few years and they all had been approved. Commissioner Mladinov noted that applicants generally do not ask the BZA for Expedited Review unless there is almost no chance for protest because if an ANC or neighbor do protest the application and/or ask for a hearing, the case has to be scheduled for a full hearing and would go to the end of the queue.

Mr. Sullivan said the applicants were working on getting letters of support from neighbors. The Chair explained that the ANC could take up the matter for a vote at its April 15 public meeting, and would be able to submit a letter of support in time for the BZA public meeting on the application on April 23. But if the ANC or a neighbor within 200 feet of the property did want to protest or ask the BZA for a hearing, that would have to be filed by April 9. To file by that deadline, the ANC which have to call a Special Meeting. The ANC invited comments from the community and provided the address to submit statements to the BZA. There were no other questions or comments.

#### **Discussion of proposed new bus stop on 39th Street south of Klingle Place on Metrobus route D96**

Commissioner Mladinov reported that DOT had issued Notice of Intent NOI #25-27-CSD to install a bus stop on 39<sup>th</sup> Street NW just before the intersection with Klingle Place, on the route of the new D96 Metrobus being planned as part of the Better Bus program, to begin operation on June 29. The NOI announced that the bus stop would eliminate the three RPP parking spaces at that location. DDOT is responsible for bus stops serving Metrobus routes, and is required to issue a Notice of Intent and collect public comments for any project that involves changes in parking or traffic patterns. The deadline for comments on the proposed bus stop to [ddot@dc.gov](mailto:ddot@dc.gov) was scheduled as April 1, 2025. Commissioner Mladinov reported that the proposed D96 Metrobus is described by WMATA as a partial replacement for the D2 and N2/N6 routes, which are being eliminated. The D96 will run between Bethesda and Dupont Circle (or West Potomac Park on weekdays). Comments or questions on the route map and other aspects of Metrobus services and the Better Bus plan should go to <https://wmata.custhelp.com/> or 202-637-1328.

Commissioner Mladinov had prepared a letter to DDOT opposing the proposed bus stop on the grounds that it would reduce traffic safety to have buses stopped at the intersection of 39<sup>th</sup> and Klingle Place, blocking sight lines for drivers on both streets, both of approaching vehicles on the other street and of school children and other pedestrians trying to cross 39<sup>th</sup> Street. She also said that the bus stop would eliminate all the spaces available for parking or loading on 39<sup>th</sup> Street in front of the one private home facing 39<sup>th</sup> Street on those blocks, and anyone coming to visit or make pick-ups or drop-offs would have to drive an extra two blocks to get to a space along the side of that home where they could stop.

David White, resident on the same block, said that 39<sup>th</sup> is a narrow one-way street in those blocks, and there are a lot of children and other pedestrians so it is very important to protect safety. He said he was

circulating a petition to residents at the Marlyn and the Warwick, the two condominium buildings fronting on 39<sup>th</sup> Street in that block, in opposition to the proposed bus stop, mostly based on safety issues.

Commissioner Mladinov and Mr. White in his petition both mentioned that the D96 would also serve existing bus stops in front of the Westchester at 4000 Cathedral Avenue and at the intersection of 39th Street, Idaho Avenue and Massachusetts Avenue in the 4000 block of Massachusetts, which are each within 600 to 700 feet of the proposed bus stop--about half WMATA's standard for spacing between bus stops of 1200 to 1300 feet--suggesting that the new bus stop on 39th Street might not be needed. And if DDOT and WMATA determined that a bus stop on 39th Street would be necessary, it would be better to locate the stop farther north beyond the driveway to Annunciation School. Both of those options would pose fewer safety risks than the proposed bus stop location south of Klinge Place. Commissioner Mladinov proposed sending a letter to DDOT opposing the proposed bus stop location and making those additional points.

Linda Bostrom, representing the Crestview Condominiums on Wisconsin, said she wanted to support the proposal to stand up to DDOT and push back, because DDOT doesn't listen to residents. Thought she was afraid DDOT might not listen to public comments about the bus stop on 39<sup>th</sup> Street, it was still important to express concerns. She also noted that with the new Better Bus network, the increased traffic will make it more important to raise questions about the effects of proposed changes. The Chair said he agreed there are many safety concerns with the proposed bus stop on 39<sup>th</sup> Street and it is important for the ANC to weigh in as suggested.

The Chair made a motion to vote on sending the proposed letter to DDOT. The motion was seconded and the Commission voted 5-0 to approve the letter.

**Presentation by the DC Office of Campaign Finance (OCF) on District campaign finance programs**  
Kalvanetta Peete, Hearing Examiner in the DC Office of Campaign Finance, spoke about the District's campaign finance system, including public financing for candidates for Mayor, Council and other District offices. (The public financing program does not apply to candidates running for ANC, but OCF does collect campaign funding disclosures from ANC candidates). She explained that OCF has jurisdiction over both the traditional campaign finance and public financing programs for officials running for election in the District, and encourages voluntary compliance by candidates in other election contests on the District ballot. Enacted in 2018, the Fair Elections Program provides a matching funds at a ratio of 5:1 for certified candidates who receive a specified minimum total dollar amount of Qualified Small Dollar Contributions and a minimum number of contributions from Qualified Small Dollar Donors who are DC residents. (The ceiling on the size of contributions also applies to donors who are not DC residents but they cannot be counted toward the meeting the minimum required number of donors.)

Candidates registering for the program must also commit not to take contributions from any corporation, institution, political action committee (PAC), etc. Candidates in contested elections who request and qualify for public financing are also subject to a requirement to debate. They receive a specified base level of funding if they are running in a contested election. Candidates in uncontested elections do not receive the base level of public financing for contested elections, but can receive matching payments from OCF for qualified small dollar contributions. Unspent funds at the end of an election cycle must go back into the OCF fund, and any equipment costing \$50 or more that was purchased using the public financing funds must be donated to a non-profit organization. In addition, a candidate has to pay any and all fines from previous campaigns candidates and their campaign treasurers have to take OCF training.

The Chair asked about the timetable for candidates to register for the public financing program and begin receive OCF funds, and also reporting deadlines. Commissioner Bowers asked if OCF was looking back on program experiences to see whether the goals were being met and how well OCF was doing, for example, through a 5- or 10-year report that could assess if the program was getting more people to run

for office who do not start with a lot of money. The Chair observed that all but a very few candidates in the District had been participating in the program.

### **Resolution to support funding in FY2026 District budget for pre-kindergarten (pre-K 3 and 4)**

Commissioner Bowers introduced a resolution in support of maintaining funds in the FY2026 budget for the DC Pre-K Enhancement and Expansion (PKEEP) program. It was adopted in 2008 as part of the District's policy to provide universal free pre-kindergarten education. PKEEP is designed to ensure households can obtain quality pre-kindergarten for children through age 5, through community-based providers where DC Public Schools do not offer pre-K 3 or 4 education. None of the DC Public Schools in Ward 3 offer pre-K for 3-year olds, so the PKEEP program through community-based providers has been extremely important in that area. CM Frumin reported that of the 1,000 total seats available in the latest year in Pre-K programs operated by community providers, approximately 300 are in Ward 3. Councilmember Matt Frumin and ANCs and families throughout Ward 3 have also been strong supporters of PKEEP and are working to maintain it in FY2026, as an extremely important contributor to educational outcomes and socialization affecting later years of students' lives. Commissioner Bowers

The Chair said he echoed those interests and said PKEEP is an equity issue, providing early childhood education for households who couldn't otherwise afford the programs. Commissioner Allen agreed that her constituents would benefit greatly from continuing PKEEP. Commissioner McCafferty shared those feelings and added that losing PKEEP would make Ward 3 inhospitable to young families, who would not be able to live here without this important education for children. Commissioner Mladinov noted that experiences with PKEEP indicated it had not only increased availability of free pre-K but had also reduced the average cost of pre-K education for other families, and was far less costly than if the District had to construct space to accommodate pre-K classes in public or public charter schools.

Commissioner Bowers made a motion to vote on sending the letter supporting continued funding for PKEEP in the District's FY2026 budget. The motion was seconded and the Commission voted 5-0 to approve the letter.

### **Commissioner Updates**

- Update on relocation of Metrobus stop on Wisconsin Avenue at Porter Street

The Chair said he was working on arranging a meeting and site visit with WMATA Board member for DC Tracy Hadden Loh about the concerns of residents at the Crestview after DDOT moved the bus stop from in front of the Washington Ballet to a location in front of the main entrance to the Crestview.

- Launch of DC Office of Planning process to develop the next DC Comprehensive Plan "District 2050"

Commissioner Mladinov said the Mayor had a kick-off event on March 3 as the official start of the update process, which will include public outreach and opportunities for citizen participation through the next two years, before a finished draft goes to the Council for approval in late 2026.

- Progress report on ANC contract and initial training for Go Vocal Citizen Engagement Software

Following ANC 3A approval of \$2,000 for a one-year contract to use Go Vocal software and services, Go Vocal held an initial training on use of the software. Commissioner Mladinov said Go Vocal's DC ANC website is open and each participating ANC has its own landing space for projects, surveys, etc. As the three ANCs are considering possible projects, the Commissioner invited constituents to share suggestions of possible topics for surveys, brainstorming, or other projects to use the new engagement platform, emailed to [3A@anc.dc.gov](mailto:3A@anc.dc.gov). The Chair also encouraged residents to look at ANC 3/4G's website, where the ANC will be using surveys and brainstorming and other tools to launch its first project about the Chevy Chase "civic core" (community center and library).

- Applications to Alcoholic Beverage and Cannabis Administration to renew liquor licenses in ANC 3A  
Raku at Cathedral Commons, 3312 Wisconsin Avenue NW (ABRA-097957) in ANC3A03

Protest deadline April 14; Protest Hearing May 5, 2025

Silver, 3404 Wisconsin Avenue NW (ABRA-105729) in ANC3A03

Protest deadline April 28; Protest Hearing May 19, 2025  
 Giant Food, 3336 Wisconsin Avenue NW (ABRA-095376) in ANC3A03  
 Protest deadline April 28; Protest Hearing May 19, 2025  
 Two Amys, 3715 Macomb Street NW (ABRA-060352) in ANC3A03  
 Protest deadline April 28; Protest Hearing May 19, 2025  
 Surfside, 4200 Wisconsin Avenue NW (ABRA-113253) in ANC3A04  
 Protest deadline May 5; Protest Hearing May 27, 2025  
 Al Dente, 3201 New Mexico Avenue NW (ABRA-087728) adjoining ANC3A04  
 Protest deadline May 5; Protest Hearing May 27, 2025

Comments or protests along with the case number should go to: [abra.legal@dc.gov](mailto:abra.legal@dc.gov)

Commissioner Mladinov said that ANCs don't usually participate in ABRA liquor license renewal cases unless there is a violation of law, regulations, or an ANC settlement agreement with the establishment. Licenses are generally issued for a three-year period with all establishments of the same type expiring on the same date, in this case March 31, 2025, for restaurants, and the renewal process provides an opportunity for members of the community to submit their comments. She explained that the grounds for the ANC to protest a liquor license generally have to do with disturbances to the "peace, order and quiet" of the neighborhood. She urged residents to let the ANC know if there have been violations of the laws and regulations at any local establishments licensed for sale and consumption of alcoholic beverages, using [3A@anc.dc.gov](mailto:3A@anc.dc.gov)

### **Community Announcements**

Jason Millison, Director of Community Relations at American University, announced that AU was in a play-in game at St. Mary's for the NCAA Men's Division 1 basketball tournament. He also said March 27 would be the inauguration of the 16<sup>th</sup> President of AU, with a picnic, tours, and fun for all.

Kendall Gibson, Service Manager for Ward 3 in the Mayor's Office of Community Relations and Services (MOCRS), said she would be hosting office hours at the Tenley-Friendship Library on March 25 from 2-5 pm. In addition, she said Mayor Bowser was continuing to work with partners to fight for the District to be able to use its own money to operate during FY 2025. She urged people to advocate for the District, and encourage the U.S. House of Representatives to adopt S. 1007, the District Local Funds Act. She also announced events on March 25 and April 18 to help DC residents who have lost or will lose their employer-sponsored health coverage. See [www.DChealthlink.com/lost-coverage](http://www.DChealthlink.com/lost-coverage) Ms. Gibson said the Mayor is keenly aware of the impact of lay-offs on people and recommended the support available at: <https://fedsupport.dc.gov>

Santiago Mendoza, Constituent Services Coordinator for Ward 3 Councilmember Matt Frumin, said that CM Frumin's main priority was to get Congress to pass the bill to fix the FY2025 DC budget. He was focusing on House staff. See his statement at [www.matt.frumin.com](http://www.matt.frumin.com) For FY2026, his priorities started with saving PKEEP, and then seniors, businesses in commercial corridors, public safety, libraries, and affordable housing. CM Frumin was planning his next Work Day in the Ward on March 27 at Compass Coffee, 4850 Massachusetts Avenue in Spring Valley, for constituents to be able to meet with him and representatives of MPD, OAG, DOB, DLCO, and DDOT.

### **Open Forum**

David White said he hoped that the ANC's contract with Go Vocal could be used to encourage more people to participate in the ANC meetings because very few people attend, out of several thousand residents in the Commission area.

The Chair noted that under the 2020 Census, ANC3A had from 8,000 to 11,000 residents and now the number is likely more because City Ridge and Upton Place had opened since that time. The businesses involved in those developments know about the ANC because they had to go through zoning

presentations before the ANC. People in the McLean Gardens area were also interested in developments such as Cathedral Commons and the Brooks that came before the ANC as well. ANC 3A succeeded the previous ANC in those discussions.

### **Administrative Matters**

1. February Minutes: Commissioner Mladinov had prepared minutes of the February 19 ANC 3A public 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.

2. Monthly Financial Report: Treasurer Gracemary Allen presented the ANC 3A February financial report:

#### **ANC 3A February Financial Report**

Opening Balance (February 1): \$27,632.26

- Income: \$3,305.96 District allotment for 3<sup>rd</sup> Quarter FY202
  - 755.98 Deposit OANC Technical Assistance Fund for meeting camera
  - 60.99 Credit from Amazon for Office Supply  
(This was for a Protection Plan for camera purchase that was canceled.)
- Outgoing
  - Cash Withdrawals: None
  - Expenditures: \$60.99 Check for Office Supply (Protection Plan for camera)
  - Bank Fees: None (Monthly Fee waived)

Ending Balance (February 28): \$31,694.20

3. Vote to approve expenditure of \$10.99 for Priority Mail to mail the first payment check of \$2,000 to Go Vocal for citizen engagement software for 12 months. The Commission approved the expenditure for the contract with Go Vocal at the February public meeting, but subsequently learned that the bank would charge a considerable fee for a wire transfer (ACH payment) so Priority Mail would be the most economical. The Chair made a motion to vote on the expenditure for mailing the check. The motion was seconded and the Commission voted 5-0 to approve the expenditure.

4. Letters of appreciation to Sidwell Friends School and National Presbyterian Church for submitting quotes for holding ANC 3A public meetings in their meeting space for the coming year. The Chair presented the two draft letters prepared after the Commission voted in February to hold public meetings in the McLean Gardens Ballroom for the remaining months through January 2026. The Chair made a motion to vote on sending the letters. The motion was seconded and the Commission voted 5-0 to approve.

The Chair announced that the next ANC 3A public meeting was scheduled for Tuesday, March 18, at the McLean Gardens Ballroom, in hybrid format.

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

The meeting adjourned at 8:47 pm.

The minutes were approved by the Commission by a vote of 5 - 0 at its duly noticed public meeting on March 18, 2025, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)