

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



Minutes of ANC 3A Public Meeting June 17, 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: Four Commissioners were participating: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05), all in person. Claire McCafferty (3A04) could not participate. 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 4-0 to approve the agenda as presented, with the provision that the Secretary would be allowed to make technical corrections if needed.

Resolutions:

Resolution to support Safe Use Consumption Endorsement at Top Level LLC, Medical Cannabis Retailer (ABCA-127009) at 3715 Macomb Street, and approve additional provisions to the existing Settlement Agreement to cover the proposed new endorsement. The Chair made a motion to vote, the motion was seconded, and the Commission voted 4-0 to approve.

Resolution to Support for After-Hours Work Permit for NBC4 to Remove Water Valve along Nebraska Avenue. The Chair made a motion to vote, the motion was seconded, and the Commission voted 4-0 to approve.

Next Meeting

The Chair announced that the next ANC 3A public meeting was scheduled for Tuesday, July 15, in hybrid format, in person at the McLean Gardens Ballroom and virtually by Zoom.

Adjournment

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

The meeting adjourned at 9:19 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 7:03 pm. The meeting was held in “hybrid” format, both in-person and virtual by Zoom.

The Chair asked for a roll call. Four Commissioners were participating: Chair Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), and Ann Mladinov (3A05), all in person. Claire McCafferty (3A04) was not able to participate. (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 4-0 to approve the agenda.

There was not an MPD representative participating in the meeting so the Chair announced there would not be an MPD Community Report.

Presentation on the Mayor’s Proposed Budget for FY2026 under review in the DC Council

The ANC had asked for the Mayor’s office to provide a speaker about the Mayor’s proposed budget and Jonathan Rogers, recently appointed to direct the DC Department of For-Hire Vehicles, represented the administration in his presentation, highlighting major themes of making savings where possible, encouraging development of residences, entertainment, and commercial activity downtown, and stimulating economic growth to make up for decreases in federal employment, funds, and tax revenues to the District. The Mayor’s budget also would maintained spending for public safety, education and summer programs, construction of affordable housing. Mr. Rogers emphasized the Mayor’s priorities to keep people and families in the District, create economic activity in order to fund city services, attract new businesses and create new jobs.

Ward 3 Councilmember Matt Frumin also participated in the meeting. He explained that in the early spring the District anticipated a \$1.1 billion hole in the FY 2025 budget because Congress had included the District in the federal Continuing Resolution capping FY 2025 spending at FY 2024 levels. But the District found that rules on Continuing Resolution allow an annual increase in spending of 6% so that cut the amount the District was not able to spend in FY 2025 to only \$400 million. CM explained that with savings due to vacancies, a hiring freeze, and rolling over some contract payments into FY 2026, the District can make it through this fiscal year, use the tax revenues that are in hand and put some money into the District’s reserve fund, and start FY 2026 with a sound budget.

Because the Mayor's proposed FY 2026 budget was delivered to the DC Council in mid-May, about 6 weeks after the usual date, partly because of the uncertainty about federal funds that would be available to the District in FY 2025. As a result, the Council review and hearings were squeezed into a shortened period, so the Council could complete its work on the budget, with two votes scheduled July 14 and 28.

Questions included:

1. Temporary Assistance (TANF)

The Mayor’s budget would have sanctions for TANF recipients if they were not working. CM Frumin said that issue was before his committee and they would try to keep the penalty at current levels at least for the coming year, and continue to review the programs to be more effective at meeting the original goals of helping people get jobs and earn a living wage.

2. Funding for schools

CM Frumin said under the Mayor's proposed budget the DC public schools in Ward 3 would not be facing budget reductions. The budget would also retain funding for PKEEP (covering costs of pre-K 3 and pre-K4 at private programs if local public schools do not offer that level of education).

3. Environment and energy programs

The Mayor's budget proposed 25% reduction in DOEE's budget and would defer implementation of the Building Energy Performance Standards or "BEPS." Former Ward 3 Councilmember Mary Cheh and former DOEE Director Tommy Wells both testified in Council hearings in opposition to those cuts. CM Frumin said Council Chair Mendelson planned to remove the BEPS change from the proposed budget.

There was further discussion about the importance of balancing requirements that may be costly to meet such as BEPS with incentives such as loans and grants, tax abatements, or regulatory relief. The Chair underlined the importance of structuring policies so they do not encourage tactics for reducing the burdens, which often help those that have the wherewithal to afford lobbying or get special deferrals but leave out those who may have equal or greater needs but aren't able to get the same relief.

CM Frumin agreed and said the Council had a task force on BEPS that had come up with a good balance. In the current economic context, refinements may be needed. He noted the concurrent challenge that a significant share of tenants in the District are not paying rent, which makes it more difficult for building owners to pay for meeting BEPS and other requirements. As with PKEEP, many policies have to balance demands and consider short-term and long-term economic health and quality of life, so the District can keep families here, encourage residents to stay in the city, get people to start businesses and sustain existing businesses,

4. Initiative 82 on Tipped Wages

The Mayor proposed a deferral of the schedule for raising wages for tipped workers, which had been approved by District voters in 2022 and gradual increases in the "tipped minimum wage" had gone into effect on the approved schedule each year since 2023. The issue was still being debated in the Council. Commissioners and CM Frumin discussed the importance of paying a living wage. The Chair noted the fine line between allowing businesses to survive but not have businesses that can only stay in business if they don't pay their workers enough to live.

In connection with economic growth and sustainability, other topics of discussion included conversion of office buildings to residential use, congestion pricing, and the need for effective public transit services to be able to continue to attract riders from other alternatives and maintain the transit network we have.

Presentation by Top Level Medical Cannabis Retailer of its application to ABCA to add a new Endorsement for "Safe Use Treatment" at the stop at 3715 Macomb Street NW in ANC3A03

In early May, the DC Alcoholic Beverage and Cannabis Administration (ABCA) had sent ANC 3A a new application submitted by Top Level LLC (doing business as "Aligned") for a Substantial Change to its 2024 license (ABCA-127009) as a Medical Cannabis Retailer. The application asked to add an endorsement for a "Safe Use Treatment" that would allow on-site consumption of medical cannabis products. Hours would be the same as for the retail sales. The ANC had announced the application at the May meeting and invited public comments. Protests or petitions to appear at the ABCA hearing on the application were due to ABCA at abcalegal@dc.gov on or before June 23, 2025. ABCA's Roll Call Hearing on the application was scheduled for July 14. The Protest Hearing was scheduled for August 13.

Brittney General, owner and founder of Top Level LLC, gave a presentation at the meeting on her plans to offer a comfortable space for on-site consumption of edible medical cannabis products with instruction focused on health and wellness, including workshops and classes on mindful consumption, yoga, and meditation. Top Level's original license did not allow classes or workshops during the hours the retail

shops is open. She also said smoking would be prohibited anywhere in the shop, and consumption of cannabis products on the premises would be prohibited outside the Safe Use Consumption facility.

The Chair said that based on the comments and discussions to date, it would be possible for the ANC to support the application for a Safe Use Consumption endorsement, if terms guiding its operation could be added to the existing settlement negotiated between ANC 3A and Top Level in early 2024 and adopted as part of the original license approved by the ABC Board. Commissioner Bowers described the provisions that he had discussed with Ms. General and she had accepted, to put into the official settlement agreement:

- Top Level's "Safe Use Consumption" facility would not allow smoking anywhere on the premises.
 - The amount of edible cannabis projects that could be provided to any individual patron would be limited to 30 grams of THC.
 - Any music or other noise would have to be confined to the premises so it could not disrupt residences or businesses or individuals outside or adjoining the shop.
- Ms. General said those terms were acceptable.

The Chair suggested supporting the endorsement for Safe Use Consumption, with addition of the settlement agreement negotiated with Top Level, and sharing the proposed agreement with the ABCA staff for review, so they could identify any need for modifications before the parties submitted the agreement to the ABC Board for approval. Because there were only 6 days between the ANC meeting and the Protest Deadline, and it might not be possible to get the ABCA staff to complete a review and allow the parties to consider and negotiate a joint position on recommended changes, Commissioner Mladinov suggested that the ANC and Top level sign the draft settlement agreement as it had been negotiated but also sign a joint letter to ABCA asking for a 30-day extension of the Protest Deadline to allow more time to complete any revisions to the settlement agreement that couldn't be resolved by June 23.

Commissioner Bowers and the Chair also agreed that it would be important to have a process worked out in advance, with the Chair supporting Commissioner Bowers in either submitting the proposed settlement agreement, negotiating any needed changes, or submitting the letter requesting an extension, depending on the response from the ABCA staff.

The Chair made a motion with the recommended modifications: 1) to support the application for a Safe Use Consumption endorsement; 2) to submit the proposed settlement agreement to the ABCA staff to ensure it complies with regulations or suggest any modifications that appear necessary to allow the ABC Board to vote to approve the agreement; 3) to sign a joint letter to ABCA to request a 30-day extension of time for the ANC to adopt a position on the Top Level application if there was not time to receive ABCA review or reach agreement on modifications to the settlement terms as needed; and 4) to designate the Commissioner Bowers (and the Chair, who can always act on behalf of the ANC) to work with Top Level either to a) submit the settlement agreement as presented at the meeting; b) modify the settlement terms as recommended by ABCA staff and jointly agreed by the parties; or c) file the letter requesting an extension if it was not possible to complete the final settlement terms by ABCA's Protest deadline on June 23. The motion was seconded and the Commission voted 4-0 to approve the resolution.

The parties signed the settlement agreement as well as the letter to ABCA requesting an extension, to be used only if needed.

DC Water Presentation on Assessment of Sanitary Sewer Infrastructure in Glover Archbold Park
Peter Kelley, Project Manager, Rehabilitation of Creekbed Sewers Project at DC Water, Pono Hanson, contract engineer from Brown & Caldwell, and Dee Smith, Public Outreach and Stakeholder Engagement for the project, made a presentation on plans for DC Water field investigations, surveying and routine inspections of the sanitary sewer and "manholes" in Glover Archbold Park. The project is scheduled to continue through March 2026, to help identify existing site conditions and environmental resources and support analyses, permitting, and design for future maintenance-related activities for the sanitary sewer system in this area. Mr. Kelly explained that this is part of DC Water's Capital Improvement Program,

aimed at maintaining reliability of water and sewer service. The specific goals are to rehabilitate the sewer and stormwater pipes that have outlived their design lives, rehabilitate sewer manholes, protect or eliminate exposed sewer infrastructure to the extent practicable to protect streams, rehabilitate streams, and rehabilitate or eliminate stormwater outfalls.

This project includes 3 locations: most of Glover Archbold Park and two small areas in Dumbarton Oaks and the eastern of Normanstone. All of those are properties managed by the National Park Service (NPS) which is a partner and key stakeholder in the project.

Manhole inspection began in May 2025. The project team was planning to do pipe inspections from the end of June through August. North of Cathedral Avenue, those inspections would use an ATV and a robot with a camera, running along existing trails to minimize disruption to the environment. Because the terrain is steeper south of Cathedral Avenue, different technologies would be used there, with crew traveling on foot and dropping cameras into pipes and manholes. In the fall, the team would be moving on to inspecting other facilities and identifying needs. The work will not go on during wet or hazardous weather. DC Water is working closely with NPS to ensure that wildlife and habitat will be protected. The presenters said that the equipment would not block trails but they advised visitors to the park to watch for crews and equipment and avoid the equipment. Dogs are required to be leashed in the park at all times, as in other NPS properties. There will be QR codes and other information posted in the park for visitors to find out more about the project. Joyous Willis is taking requests to be added to the email list for updates about the project at Joyous.Willis@dcwater.com and Project Manager Peter Kelley also provided his email address Peter.Kelley@dc.water.com

Commissioners posed several questions. The Chair asked if any dyes would be used that could be seen in water residents might see in the parks. The project team said dyes would not be used in this project. Commissioner Mladinov mentioned that in 2013-2014, DC Water had shared a proposal for rehabilitating the sewer pipes in Glover Archbold Park, which had been deferred while DC Water was conducting the Soapstone Valley sewer rehabilitation. Mr. Kelley explained that because so many years had passed, DC Water has to develop a new proposal and prepare a new Environmental Assessment for any capital project in Glover Archbold Park. In earlier years nearby residents had been concerned that the aging and exposed pipes in the park could suggest there is an imminent risk of a break, and asked if DC Water could reassure residents on that score. DC Water representatives said that they can never say there won't be a leak or a break and the utility will address any need for emergency repairs, but the reason for the project is not that they expect a near-term failure in the system. With the age of the pipes and the location, they want to make improvements in the sewer infrastructure and restore the streambed. The investigation will allow the team to identify the needs. Conducting a rehabilitation project would require a detailed plan and full Environmental Assessment that would be subject to NPS review and then public review, with public meetings for residents to be able to get information, ask questions, and offer comments. Commissioner Mladinov asked if DC Water would be available to have additional meetings with local residents including apartment buildings along the park. Mr. Kelley said that would be the case.

Commissioner Updates

- DC Water Boil Water Advisory affecting portions of ANC 3A on June 12-13. The Chair spoke about a loss of power on June 12 at the Fort Reno pumping station causing low water pressure which required a Boil Water Advisory across an extensive area including portions of ANC 3A and other nearby ANCs. DC Water was required to test the water and get two consecutive tests showing no contaminants. After that was done, the Boil Water Advisory was lifted on June 13, with instructions for all residences under the Advisory to run tap water for 10 minutes and discard all water or ice made from the time of the advisory.

- Pepco Power Outage June 12-14 at Berkshire-Greenbriar: A power line was severed by a contractor working on underground communications cable during roadwork at Ward Circle, which knocked out power to the Berkshire-Greenbriar and the surrounding area. MOCRS representative Owen Cox was on the scene along with DC Fire which helped people out of the elevators and checked to make sure no residents were not left without power needed for oxygen or other support. Pepco provided a generator for

the building but it could not support the load and had to be shut off and restarted. Mr. Cox said that some people had to be helped from the elevators the next day as well. The Chair asked people to be in touch with the ANC if they had additional problems or needed assistance with follow-up to the power outage.

- Proposed Text Amendment on Zoning for Alley Lots (ZC #25-06): The DC Zoning Commission has voted to open a formal case with hearings on the Office of Planning (OP) proposal to adjust zoning regulations for alley lots. See: https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-06

- Proposed Text Amendment on Zoning for RA-1 Zone (ZC #25-08): On June 12, the DC Zoning Commission voted to open a formal case on OP's proposed changes to zoning regulations for the RA-1 zone, primarily removing the Special Exception requirement for row homes, flats, and apartments up to 4 units, consistent with the intent of that residential apartment zone. For details on public hearings and public comment period, see https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-08

- Update on Metrobus Stop on Wisconsin Avenue at Porter Street: The Chair reported that WMATA Board member for DC Tracey Hadden Loh had spoken with him about concerns expressed by ANC 3A and nearby residents on the relocation of the bus stop from south of Porter Street next to the Washington Ballet to north of Porter Street in front of the Crestview Condominiums. She had shared the questions with WMATA and DDOT staff, who had determined that no other suggested alternative location would be recommended, based on costs and standards for bus stops. The Chair said he was disappointed in the conclusion, and the two reasons cited. ANC had suggested a location north of the intersection with Idaho and Wisconsin but DDOT said that would require installation of bus priority override technology on that traffic signal, which had already been installed on the traffic signal at the current location of the bus stop. DDOT also cited the longer distance that bus riders would have to walk from the proposed location, but the Chair noted that it would be more likely that people riding a bus north on Wisconsin Avenue would be transferring to a bus that runs east on Porter Street which would be on the same block as the bus stop north of Idaho Avenue, avoiding the need to use the crosswalk across Porter Street. He recommended that residents continue to be in touch with the Mayor's office and the Councilmember. He also shared two suggestions from DDOT: to place a trash receptacle at the current bus stop in front of the Crestview, and to add a bench near that stop (not a full bus shelter, which would take too much space). The residents of the Crestview who were participating in the meeting, Linda Bostrom and Abigail Demopoulos, said they would mention the two items at a meeting with Crestview residents the following evening, and also would speak further with the Washington Ballet about the location of the bus stop, which serves them as well.

- Better Bus Network: The Chair said that WMATA would be launching its system-wide reconfiguration of Metrobus routes, numbers, route maps and schedules for all Metrobus services starting June 29 as part of the "Better Bus" redesign approved by the WMATA Board in November 2024. The new plan would include changes to the Metrobus routes serving Wisconsin Avenue, Massachusetts Avenue, Nebraska Avenue, Cathedral Avenue, Woodley Road, Porter Street and other local corridors. The Chair said it would be monitoring feedback on constituents' experiences. The ANC also provided the links to WMATA's maps and timetables for the new Metrobus routes under the Better Bus initiative at: <https://wmata.com/initiatives/plans/Better-Bus/index.cfm> and WMATA's Trip Planner for services available after June 29 <https://www.wmata.com/schedules/trip-planner/>

- The Chair announced that DC Department of Aging and Community Living (DACL) is conducting a Feasibility Study to explore potential locations for new Senior Wellness Centers in Ward 2 and Ward 3. Commissioner Mladinov noted that the survey covers the concept of either centralized Senior Wellness Center or dispersed sites for senior wellness activities. DACL invites public participation in a survey on possible sites for programs that support seniors' wellness, connection, and independence.

In-Person Town Hall: Tuesday, June 24 4:30 - 6:30 pm at Cleveland Park Library, 3310 Connecticut
Virtual Town Hall: Wednesday, June 25 1:00 to 3:00 pm

Dan Scott, contractor for NBC4, shared information about a project at its property at 4001 Nebraska Avenue. In the course of recent construction projects, NBC4 had discovered an old water line near Nebraska Avenue with a valve that was never properly abandoned. NBC4 had obtained the necessary permits to fix the problem, but the work would require shutting off water and closing one lane of Nebraska Avenue to accommodate the needed equipment. If the work were conducted during the day, that would adversely affect neighboring residents as well as both the National Presbyterian Church and AU Law School. In response to their requests to conduct the work overnight, Mr. Scott asked for the ANC's support for the contractor to obtain a permit for after hours work. He estimated the job would require 8 hours of work over one night. The Chair made a motion to vote on supporting the after hours work permit. The motion was seconded and the Commission voted 4-0 to approve.

Community Announcements

Mr. Cox from the Mayor's Office of Community Relations and Services (MOCRS) did not have any further announcements.

Santiago Mendoza from Ward 3 Councilmember Matt Frumin's office said that CM Frumin's committee would be finishing FY 2026 budget hearings the following week. He repeated the July 14 and July 28 dates for Council votes on the District's FY 2026 budget. For the Better Bus roll-out, he noted that some bus stops are not yet included in the Better Bus materials online, but they will continue to be served.

Mr. Mendoza also announced that the CM Frumin would be holding his next Workday in the Ward on Thursday, June 26, at Dolan Uyghur Restaurant at 3518 Connecticut Avenue from 8 am-5 pm.

The Chair read a list of events provided by Jason Miller of American University, including a DC Jazz Festival pop-up at the AU Amphitheatre on August 29 and a movie night some time in September, also in the AU Amphitheatre.

Commissioner Mladinov announced that there would be a Watermelon Festival at Cathedral Commons on Saturday, June 21.

Open Forum

There were no additional comments.

Administrative Matters

1. May Minutes: Commissioner Mladinov had prepared minutes of the May 13 ANC 3A public meeting. The Chair made a motion to vote on the minutes, with the provision that the Secretary would be allowed to make needed technical corrections before posting final minutes. The motion was seconded and the Commission voted 4-0 to approve the May minutes.

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

ANC 3A May Financial Report

Opening Balance (May 1): \$32,725.59

- Income: None

- Outgoing

Cash Withdrawals: None

Expenditures: None

Bank Fees: None (Monthly Fee waived)

Ending Balance (May 31): \$32,725.59

3. Business Cards: The Chair announced that the cost of printing business cards for the Commissioners had increased from the time the Commission first approved that expenditure in February. He made a motion to vote on approving expenditure for Commissioner business cards of up to \$50 for 100 cards for a total of \$200 for four Commissioners) before tax. The motion was seconded and the Commission voted 4-0 to approve.

The Chair announced that the next ANC 3A public meeting was scheduled for Tuesday, July 15, 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 4-0 to adjourn.

The meeting adjourned at 9:19 pm.

The minutes were approved by the Commission by a vote of 5 - 0 at its duly noticed public meeting on July 15, 2025, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

