ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
CHEVY CHASE WAKEFIELD FORT GAINES

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
https://anc3e.org

Meeting Minutes
March 13, 2025, 7:30 pm

The meeting convened via Zoom at 7:35 PM with Commissioners Bender, Cohen, Gianinno, Graff, Hall, and Quinn in attendance.

Announcements / Open Forum– opportunity for members of the community to raise issues of concern or importance to the 3E neighborhood

Commissioner Bender announced that Commissioner Denny has moved out of our ANC and his seat is now vacant. The notice will be available on the DCBOE and our website.

Leigh Catherine Miles, Chief of Staff for Councilmember Matthew Frumin announced the next Workday in the Ward will be held at Compass Coffee in Spring Valley on March 27 from 8-5. The DC Government has launched a new website fedsupport.dc.gov with resources for impacted Federal workers. DC Help link will hold two pop up events at the Cleveland Park Library on March 26 and April 18 to help impacted workers enroll in health insurance. Miles also noted that the Continuing Resolution budget debate on Capitol Hill can have far ranging implications on the DC FY 2025 budget and the DC CFO has predicted $1B budget shortfall over the next three years.

An attendee stated their group protested The Total Wine ABCA application, ABCA denied their request to reconsider their dismissal and the ANC signed a settlement agreement with Total Wine a few days ago. Another Attendee later stated they thought Total Wine could change the tenor of the neighborhood.

Journee Harris with The Friendship Heights Alliance stated they have submitted a public space application to hold Sunday Commons gatherings in front of Pepco substation property from 9 am - 12 pm on Sundays from April 27 – June 8.

William Cox (who goes by “Owen”) with Ward 3 MOCRS stated they are soliciting ideas for the RFK stadium project via the ourRFK.dc.gov website. Commissioner Cohen asked if the Mayor had any comments regarding the budget discussions on Capitol Hill and projected budget deficits. Cox did not have comments to share at the moment.

Presentation by 2nd District Police

Lt Sharmika Gatewood stated the next neighborhood walk is scheduled to take place on Sunday, April 20 at 10 am. Over the last 30 days there has been three thefts from autos, one robbery (a juvenile suspected snatched an iPhone and the suspects have been identified) and one motor vehicle theft (recovered). Gatewood stated that on March 5, two juveniles entered the WaWa with gel blaster guns. They were asked to leave the store but came back, shot the clerk with the guns and then fled into the Tenley metro. Gatewood also noted that there was an incident where the front and back doors of the

dance studio were graffitied with threats which MPD believes are targeted toward the studio. She also noted that there were three closures for destruction of property and one closure for burglary 2 that occurred in PSA 202.

Attendees:

- Asked for information about what actions MPD is taking to mitigate truancy. Gatewood replied that children are not considered late until after 10 am and they have a van that patrols the area during the day. Commissioners noted that at both Jackson-Reed and GDS, children can leave the campus for lunch periods, if they have a free period or are done with classes early.
- Noah Getz with Tenleytown Main Streets asked for more information about the two gas stations that were burglarized earlier in the day. Gatewood stated she did not have information about those events and will report back to the ANC when she gets the reports on the incidents.

Commissioners asked if the juveniles from the WaWa incident were apprehended and if they were from a local school, can the school intervene? Gatewood replied that Metro Police stopped some kids, but at the time, no one was willing/able to identify them.

Discussion of and possible vote on resolution regarding application for Special Exception relief from lot occupancy and side yard requirements by owner of 5322 41st Street, NW to build a rear deck addition

Commissioner Bender started by noted that this property is Commissioner's Quinn's home, and he is recusing himself. Rodrigo Martinez, representing the Quinns, stated the owners would like to extend their rear deck, they have letters of support from three neighbors including the two adjacent neighbors, do not know of any neighbors who object to the proposal, and they have agreed to install rain barrels. They need relief from the lot occupancy requirements and side yard requirements as the lot is nonconforming. Martinez noted that many neighbors on the block have similar decks to what the Quinns would like to add.

Attendees and Commissioners had no questions or comments.

Commissioner Bender moved, and Commissioner Hall seconded a motion to approve the resolution in support of the special exception for 5322 41st St. The motion was approved by a vote of 5-0-0.

Discussion of and possible vote on resolution regarding application for Special Exception relief from rear yard and accessory building rear yard requirements by owner of 4725 Yuma Street, NW to build a two story with cellar rear addition

Commissioner Gianinno stated the homeowner received permits to build a two story plus cellar rear addition onto their home, enclose a porch and remove (demolish) their existing garage. After further consideration, they would like to keep their garage and are therefore seeking a special exception for rear yard and accessory building requirements. The homeowner has letters of support from the immediate neighbors and agreed to have rain barrels installed to offset loss of permeable space.

Attendees and Commissioners had no questions or comments.

Commissioner Gianinno moved, and Commissioner Hall seconded a motion to approve the resolution in support of the special exception for 4725 Yuma St. The motion was approved by a vote of 6-0-0.

Discussion of and possible vote on resolution regarding proposed cuts to DC education budgets

Duan Chen stated that the District has notified parents that they are phasing out funding for the PKEEP program (funding for private preschool placements for 3- and 4-year-olds when public schools are at capacity within our area) and asked the ANC to support the program. Chen noted that providers use the funding to help offset the costs of caring for infants and younger children.

Commissioner Hall stated there are reports that they will be reducing funding at Jackson-Reed High School that could result in losing staff and that she would like to have the Commission support a resolution advocating for Ward 3 education.

A few attendees stated that they have children that receive funding under the PKEEP program and that they stayed in DC for that program.

Commissioners:

- Stated that daycare and childcare is very expensive and there are 350 children in the PKEEP program from Ward 3 and feels this program should be a priority for the city and was willing to author a letter supporting this program separate from the other issues.
- Stated they would support a resolution opposing all budget cuts to school, not just Jackson-Reed.
- Noted that the city's budget is in a zero-sum game, and they have trouble using public funds to support private schools.
- Suggested waiting to write the resolutions until after the Continuing Resolution debates are done so we will have a better idea where DC's budget stands
- Stated that DC is trying to do the right thing by providing childcare for all 3- and 4-year-olds and thinks the resolution should say that the residents want to see education prioritized.

Leigh Catherine Miles from Matt Frumin's office clarified that the PKEEP issue is for FY26 budget, and the Continuing Resolution on the Hill might impact DC's FY25 budget. Miles stated that DC does have universal PK3 and PK4 but in Ward 3 there are no PK 3 seats and not enough PK4 seats to meet the demand. There are 300 PKEEP seats in Ward 3 and 1000 city-wide. Regarding Jackson-Reed, they are anticipating a decline in their budget with McArthur coming online. Miles stated it would be better for the Mayor to address these issues before she submits her budget to the Council.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to authorize letters, Commissioner Cohen to write a letter to the Mayor and Council in support of PKEEP and Commissioner Hall to write a letter in support of Jackson-Reed. The motion was approved by a vote of 6-0-0.

Presentation by Tenleytown Main Street of grant request to support a planned health and wellness day

Commissioner Bender stated the Commission typically hears the request one month and then votes on it the following month. Noah Getz from Tenleytown Main Street stated they will be holding a health and wellness day on May 10 in coordination with the Janney beautification day. This is an event for all

ages, and they will have two performance locations, one indoors and one outdoors. This event would feature some small businesses in the area that do not have a store front. Commissioner Quinn stated that the OANC has reviewed the grant application and has approved it.

Attendees and Commissioners had no questions or comments. Commissioner Bender stated we will vote on the grant application next month and Commissioner Quinn cautioned that they cannot spend any of the money before we vote on the grant.

Discussion of and possible vote on resolution regarding application from owner of the Dancing Crab property for an additional extension of its PUD

Kyrus Freeman, representing the owner, stated that the redevelopment of the Dancing Crab property came before the commission in 2019 when we voted to support a PUD for a 41-unit apartment building with a restaurant on the ground floor and a roof-top bar. Their PUD expired in March 2023, and they received a two-year extension to their application. They needed WMATA approval for the construction and had delays receiving the approval. They hope with this new extension to start construction by March 1, 2027. In the interim, they have agreed to a request by the Commission to clean up the site and fix the fence. Commissioner Quinn stated they drafted a resolution in support of the extension and an MOU in which they agreed to clean up the site within 90 days of the extension being approved. Commissioner Bender offered a few modifications to the draft MOU and noted that while the standard extension is for one year, their application is for a two-year extension.

Noah Getz from Tenleytown Main Street asked for more information about what they would do to clean up the site. Commissioners had no comments.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the resolution as written, and the MOU as amended in support of a second extension for the PUD for the Dancing Crab site. The motion was approved by a vote of 6-0-0.

Update from Donahoe Development regarding its PUD application to build an apartment building on the rear portion of the Fox 5 lot

Jad Donohoe stated that 5151 Wisconsin has all approvals and permits but given the market uncertainties, they do not have a start date for the project. Donohoe stated they wanted to share the latest plans for the rear portion (parking lot) of the former Fox 5 site. They had a set-down meeting in November 2024 and hope to have a PUD hearing scheduled for April. Currently 2/3 of the lot is zoned for R2 and the other third is zoned MU-4. The proposed building would step down toward 42nd St and would be designed as four pavilions that look like classic DC Wardman buildings. Loading would all be through the alley between the 5151 Wisconsin Ave and 4201 Garrison.

As for public benefits, in conjunction with DHCD, they are offering to have 1/3 of the building be designated as affordable housing (two units are 50% AMI, 12 units at 60% AMI and 28 units at 80% AMI) in conjunction with a DC program that would provide a tax abatement to cover the cost of the 80% units. They would also remove the radio tower, have off-Street loading, provide green building improvements, EV charging, stormwater management improvements, bike parking, and improvements to Fessenden Park. In exchange, they are asking for relief from the rear yard requirements, relief for

setback of the penthouse only along the alley and rear yard requirement and they would like to place some of their parking spaces below ground, outside of the PUD boundary in public space.

They are also asking for for a map amendment to rezone the R-2 portion to RA -3 which is an apartment zone.

Attendees:

- Encouraged them to communicate with the nearby neighbors.
- Asked about timing of the two construction projects. Donohoe said they cannot predict the timing for either project. If they start 5151 Wisconsin Ave first, they can use the parking lot for equipment and contractor parking but there was also the possibility they would be doing construction on both projects at the same time.
- A few attendees stated they would like to see more of the IZ units offered at 50 and 60% of AMI.
- A neighbor directly across the street stated they like the design and the finishes but was concerned about the height of the building along 42nd Street. Commissioner Quinn noted that the houses across the street are at a higher grade and asked Donohoe to provide a roofline-to-roofline comparison.
- Asked them to offer to upgrade the HAWK signal at Garrison and Wisconsin to a full signal. Donohoe stated that upgrading the traffic light is not a question of money, but whether the traffic meets the warrants. It doesn't meet the warrants now but might after both buildings come online. A resident who lives on the other side of Wisconsin on Garrison stated they would oppose the upgrade of the HAWK because it would increase cut through traffic.
- Asked how many parking spaces would be included in the project (126 units with 80-82 parking spaces) and if any shadow studies were done. They have not done the shadow studies, but noted the buildings are stepped back.

Commissioners:

- Stated that the PUDs the ANC has supported in the past all did traffic mitigation and had some public space benefits. They would like to have some bulbouts installed at the intersection of Garrison and 42nd Streets.
- Noted that they would like to see some IZ that's more deeply affordable.

Presentation by Friendship Heights Alliance regarding planned public space improvements

This item was addressed during the Open Forum section of the meeting.

Update by developers of residential project at the former Swedish Ambassador's Residence

Mark Knebel stated they received approval to build 12 single-family homes. They are working on the final design edits, have their permits approved and will be starting development for the infrastructure soon. They are also working on getting permits for the manor house on the front portion of the property.

Attendees:

- Asked if they can use the 44th and Van Ness Street entrance to gain access to the site during construction. Knebel replied that that entrance is owned by the Army Corps of Engineers, and they won't allow them to use it and it would be impractical as that part of the site goes over a

creek in the wetlands. They will have to use Tilden Street to access the site and will try to keep all trucks on site as much as possible.
- A neighbor stated that they had water concerns on their property and appreciated their responsiveness. They have been dealing with this issue since 2018, and this owner is more responsive than previous owners were.

Commissioners:
- Asked if there is any issues with their financing. Knebel replied that there are no issues and they are moving full steam ahead.
- Asked for them keep the neighbors informed of their project.
- Stated that the ANC has a lot of concerns relating to traffic and safety, particularly around this area and asked them to please keep that in mind.

ANC Business

- Approval of February 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft February 2025 Meeting Minutes. The motion was approved by a vote of 6-0-0.
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve payment of $530.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 5-0-0.

The meeting was adjourned by acclimation at 10:25 PM.