ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY

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

Meeting Minutes
October 9, 2025, 7:30 pm

The meeting convened via Zoom at 7:35 PM with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell, 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 stated the Bottle Bill and Know Your Rights agenda items would not be heard at this meeting.

Four attendees expressed opinions about the Wisconsin Avenue Development Framework. Stating:

- It would allow developers to build up to twice the current allowed height as a matter of right, and they felt input from residents and ANCs contributes to better development projects.
- They objected to the zoning change being handled as a rule making process.
- It would increase the value of the properties now at a point when DC economy is struggling, does not address the infrastructure upgrades additional development would require, and would like to see how much additional affordable housing the framework would bring.
- Would like to see a realistic view of the demand for development in the neighborhood as they believe our area has become a graveyard for abandoned projects.

Commissioner Quinn replied that projects would have to meet more requirements to be considered matter of right including design criteria and additional affordable housing requirements.

A resident of Maryland spoke of his objection to the proposed bike lane on Western Avenue. He said DDOT's statements that the bike lane would connect to Dalecarlia Pkwy were false, DDOT has not been transparent about their traffic analysis of the intersection of Western Ave and River Rd and wanted to know when it would be addressed as an agenda item.

An attendee noted that some residents of ANC3D would like to see the bike lanes from Arizona Ave. He also stated that he represents Friends of Bus Transit and they have a feedback form on their website regarding the operations of the current bus network. They have a weekly one hour Zoom about bus related issues on Wednesdays from 7:30 to 8:30. They will also be conducting a travel excursion with G0-DC-Go on October 25.

Owen Cox, Ward 3 representative for the Mayor's Office for Community Relations (MOCRS) stated they will be holding office hours on October 10, from 3:30 to 5:30 at the Cleveland Park Library. He also stated leaf season is starting and DPW will have an online tracker. He also introduced Charity Beam, the new Faith Relations Representative for Wards 1 through 4.

Presentation by 2nd District Police

Lt Sharmika Gatewood stated there has been an 18% decrease in crime in PSA 202. Unfortunately, there were two carjackings of mopeds on September 19 by groups of young people. They are unsure if it was the same group of juveniles in both cases, but they suspect they are. MPD is working with school resource officers to see if they can identify the suspects. Gatewood also stated there will be a community walk on October 25th at 10 am starting on the 4900 block of Garrison St.

An attendee asked for an update on ICE activity in our area. Gatewood did not have anything to share but said she can ask for the information and pass it along through the Commissioners.

Commissioners:

- Asked if the community walk could be rescheduled since it is scheduled for a Saturday morning.
- Thanked Gatewood for getting police out of their cars to patrol on foot in Tenleytown.
- Stated they believed that an increase in police presence doesn't feel like protection to them, especially given the Federal involvement in DC and we need to invest in community-based projects to reduce juvenile mischief. Gatewood replied that there are a lot of issues with Jackson-Reed and wants her officers getting out of their cars and making connections with the students. An attendee replied they feel safer with the police around and asked for increased traffic enforcement.

Discussion of and possible vote on resolution regarding liquor license renewal applications by Steak n' Egg and Capital Wine School

Commissioner Bender informed those in attendance that the ANC does not normally take action for liquor license renewals (as opposed to initial applications) unless there are complaints about the establishment. Commissioner Bender stated that the ANC has had ongoing discussions with Steak 'n Egg regarding illegal construction of a patio, but that was not pertinent to their liquor license. There were no concerns raised by those in attendance or sent to the Commissioners ahead of the meeting, therefore the Commission took no action on Steak n' Egg and Capital Wine Schools liquor license renewals.

Discussion of and possible vote on application for special exception from rear yard requirements to build a screened-in porch at 4401 Garrison St NW

Alexandra Wilson, representing the property owners stated they have an expedited review hearing for a special exception on October 25. The homeowners would like to add a one-story screened porch in place of an existing open porch. The screen porch will encroach 5-feet into the 20-foot rear-yard setback. They do not require relief from lot occupancy and have letters of support from the adjacent neighbors. The homeowners have agreed to add a rain barrel.

There were no questions of concerns from attendees or Commissioners.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft resolution in support of the special exception application. The motion was approved by a vote of 7-0-0.

Presentation by representative of DC DOEE regarding its position on a bottle bill for DC

This item was removed from the agenda.

Presentation by representatives of Montgomery County Planning Dept regarding Friendship Heights Sector Plan

Atara Margolies, Larissa Klevan and Elza McCoy with the Montgomery County Planning Department gave a presentation on their work on the Sector Plan for the Montgomery County side of Friendship Heights. The last plan for Friendship Heights was in1998. Their study area includes DC as it is important to the context of Friendship Heights and they are working closely with DCOP, DDOT, WMATA, the Friendship Heights Alliance and are following the Wisconsin Avenue Development Framework. They met with community members to find out what people want to see in Friendship Heights. They are now working to incorporate the information and feedback they have received in these meetings. They won't have a draft plan until spring 2026.

Attendees:

- Asked what their assumptions are for population trends for the area given the changes in the federal workforce. On the Maryland side there are a lot of senior citizens and that population is very stable.
- Asked how much does the fact that Friendship Heights MD abuts DC affects the planning. They have to recognize the other jurisdiction as people see Friendship Heights as one neighborhood. One of their largest challenges is transportation and traffic planning and improvements at major intersections.
- Asked what the plan is for the development of rental vs condominiums vs coop buildings and, if they will be increasing the height limitations of buildings to preserve open space. The market will determine if rental or condos will be developed. The Village currently has height limits of 150-200 ft and they are working on transitional heights to the single-family homes.
- Asked how affordable housing fits into the plan. Montgomery County MD requires 15% affordable housing for all new development of more than 20 units and there is no affordable housing in Friendship Heights now. One of their goals is to figure out how to bring affordable housing to Friendship Heights in the future.

Commissioners:

- Asked what their plans are for the Geico Parcel. Geico is moving to Bethesda and is looking to sell the property but has not found a buyer yet. They do not have a plan for the parcels yet. There is no market for new office space. They will be looking to change the zoning and looking at height and density and best practices for urban design.
- A number of Commissioners said they would like to see residential development massed on a portion of the Geico and Saks parcels while preserving some land for public space.
- Would like to see more recreation space in a portion of the area and noted development could be underground.
- Noted that a soccer field could be the buffer between high-rise development and single-family homes.
- Wondered if the lack of affordable housing is why there are more senior citizens in Friendship Heights and wondered why the older buildings haven't become more affordable especially given

the newer housing coming online. Margolies said there is a lack of variety, the buildings aren't quite old enough to be naturally occurring affordable housing, and most apartments are condos.

Presentation by AU representatives regarding proposed renovations to the AU Sports Center

Sherry Rutherford presented the plans for the renovation of the AU Sports Center on behalf of the university. It is an interior renovation of the sports center/Bender Arena/Reeves Aquatic Center. In 2023, AU gained approval to build the Center for Athletic Performance. That building is almost complete. The two buildings are connected and there is an opportunity to infill part of the old mezzanine area to create programmable space that would increase the gross square footage by 3000 square feet and this increase in usable space of the existing building wasn't accounted for in their original application and is triggering a zoning review. This doesn't change the footprint of the building and shouldn't have any impact on the nearby neighbors. They are seeking a modification without a hearing process. They would seek the approval at the November 20 public hearing. This would allow them to complete this project by the end of 2026.

No attendees had any questions or comments. Commissioners:

- Commissioner Bender said that since their application isn't completed, we will not be voting on this issue tonight and will vote at the November meeting.
- Asked for clarification about how a modification without a hearing ruling would work.
- Asked how the University decides what to build on campus.
- Liked the plan.
- Thought this was a minor modification and supported their application.

"Know your Rights" presentation by representatives from UDC's law school

This item was removed from the agenda.

Discussion of and possible vote on resolution regarding proposed changes to alley lot regulations

Commissioner Hall stated that our ANC had a developer who tried to subdivide an existing lot and then over-develop the alley portion of the lot. The city has recently proposed updates to the regulations regarding the alley lots. She drafted a resolution a few months ago and Commissioner Quinn has updated it. Commissioner Quinn stated the Office of Planning has made some modest changes to the regulations. There are only 11 lots within ANC3E that have a developable alley lot. Currently, alleys must be 25-feet-wide and under the new proposal they need to be 15-feet-wide, and the lot occupancy requirements must mirror the requirements of the rest of the neighborhood. The height requirements for alley lot homes would mirror the maximum height for an ADU. He stated that the residential alley lot proposal currently requires parking nd the updated resolution recommends that they eliminate the parking requirements for alley lot housing as it would be too hard for most alley lots to provide off-street parking. He also said the proposal requires a 25-foot rear yard requirement for the alley lot and he thought that should also be removed.

Attendees had no questions or comments. Commissioners:

- Offered a friendly amendment to the proposal to remove the elimination of the 25-foot rear yard requirement.

- Asked for clarification about why the resolution asked the city to remove the parking space requirement for alley lots. Hall stated that keeping the parking requirement would push the two houses closer together. Quinn noted that it is illegal to park outside of the building restriction line on lots facing the street. Also the alley lots only have zero or one publicly facing side whereas most lots have 2 or 3 publicly facing sides and the requirement would make it very difficult if not impossible to develop an alley lot.
- Is worried that if any of these lots is developed, they wouldn't be affordable.
- Would like to retain the right to weigh in on any future alley lots that are developed.

Commissioner Quinn moved, and Commissioner Graff seconded a motion to approve the amended draft resolution regarding proposed changes to alley lot regulations. The motion was approved by a vote of 7-0-0.

ANC Business

- Approval of July 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the draft July 2025 Meeting Minutes. The motion was approved by a vote of 7-0-0.
- Approval of budget - Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the amended draft budget for FY 2026. The motion was approved by a vote of 7-0-0.
- Approval of FY2025 Quarter 4 Financial Report - Commissioner Bender moved, and Commissioner Cohen seconded a motion to approve the FY2025 Quarter 4 Financial Report. The motion was approved by a vote of 7-0-0.
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve a payment $520.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 7-0-0.
- Commissioner Bender moved to allow ANC3E to enter into a contract with a consultant and spend up to $10,000 to review the affordable housing valuation of the Wesley Seminary. Commissioner Quinn seconded the motion. The motion was approved by a vote of 7-0-0.

The meeting was adjourned by acclimation at 10:31 pm.