

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



ANC3B Public Meeting Minutes
April 14, 2022

Chairman Brian Turmail called the virtual meeting to order at 7:00 pm. All five Commissioners were participating: Ann Mladinov (3B01), Jackie Blumenthal (3B02), Melissa Lane (3B03), Elizabeth Elson (3B04), and Brian Turmail (3B05), which constituted a quorum. (Three of the five Commissioners constitute a quorum.)

Chairman Turmail made a motion to approve the agenda. The motion was seconded and the Commission voted 5-0 to approve the agenda.

Police Report

Lt. Paul Johnson presented the statistics on crime reported in ANC3B for the previous 30 days compared to the same period in 2021. He reported there had been 1 violent crime, an assault with a deadly weapon involving a domestic dispute and the alleged perpetrator was arrested. There are were 16 property crimes: no no burglaries, no stolen autos, but 12 thefts from autos (including a large number of thefts of catalytic converters from Toyota Prius models from 2007-2009) and 4 other thefts.

He also reported an altercation at Good Guys in the first hour of Monday, April 11, when several men got into the nightclub carrying concealed weapons, got into an argument, and made trouble for other patrons. MPD got good photo and video evidence and knows the suspects so he expressed hope that they will be apprehended. Lt. Johnson discussed with the Commissioners that Good Guys' security at the front door does not do pat downs but he recommended that they should, and indicated that the nightclub would be hearing from ABRA following up on the incident.

Presentation by DCPS Chancellor Lewis Ferebee about Mayor's proposed FY 2023 District budget.

Mr. Ferebee participated in the meeting as a representative of the Mayor, to speak about proposed funding for District programs in the proposed FY2023 budget that was released on March 16. He outlined major initiatives for public safety and affordable housing, with a special focus on spending for schools. Mr. Ferebee highlighted the \$43 million in the budget to construct a new elementary school on Foxhall Road and \$21 a capital project planned for Stoddert. He cited the 2018 Community Working Group's conclusion that so many schools were over their planned capacity that Ward 3 would have to build new schools. Several Commissioners and the Stoddert Local School Advisory Team (LSAT) had prepared questions. Some asked about the plans for building a school on Foxhall on DPR land where the district has just renovated the playfields, and where there is such limited public transportation. Some questions dealt with the process for determining the boundaries for the new school on Foxhall. Mr. Ferebee said DCPS was committed to ongoing conversations with the community, and had not made any decisions at this point on boundaries, but would probably launch the community engagement process in July or August. He said the \$21 million project at Stoddert could accommodate enrollment of 523 and the work would be completed to open the new facilities in 2025. Residents cited Stoddert enrollment of 505 in February 2020 and DCPS projections of 539 students in 2025 and 619 in 2028-29, which would indicate the school would very quickly be over capacity.

The Chancellor suggested that there could be some room to increase the number of seats provided in the Stoddert capital project, if that would fit within the \$21 million. Ward 3 Board of Education member Ruth Wattenberg noted that the Stoddert neighborhood has the greatest demand for more capacity of all the elementary schools in Ward 3, so it would make sense to shift funds to Stoddert to add more seats there, rather than spending the funds on building a larger school on Foxhall Road and sending students from Glover Park to the Foxhall School, which is 1.5 miles away. She said she would be visiting the Stoddert site with an architect to assess options for a larger addition. Mr. Ferebee observed that there were limits on the footprint at Stoddert, but Chairman Turmail noted that the Stoddert site has a lot more flexibility than the Foxhall site.

Mr. Ferebee summarized that he heard the recommendation that the community would rather not have any families reassigned from Stoddert. He said that DCPS's standard goal is always to have students go to the schools closest to them, and the school system would be studying the boundaries, grandfathering policies, and programming planned for both the elementary school on Foxhall and the proposed new high school at the former Georgetown Day School Lower and Middle School campus on MacArthur Boulevard.

Presentation on proposed Medical Marijuana Dispensary (MMD) in Glover Park

Jessica Scholl made the presentation on behalf of Ronette Myers, President and CEO of JLAN Solutions and managing member of Nature's Charm LLC, a medical marijuana dispensary which is competing for the one available dispensary license in Ward 3. She said if the company is awarded the license, they intend to lease the space currently occupied by Lalguras Restaurant at the Calvert Center, 2332 Wisconsin Avenue. She reported that May 12 would be the deadline for the company to submit fuller information to the District about their proposal, and then if they get to the next stage of the application, they would put up placards at the property, public notice would go to the ANC and the public on June 17, and public comments would be due on August 8. Ms. Scholl described the stringent security procedures that are required for MMDs including that all product must be kept in a vault until sold, security guards are on site, and cameras are mounted at all entrance/exit doors and within the dispensary. No product can be consumed on the premises. Payment would be collected in cash so there would be an ATM in the space. Because the dispensary would use the parking lot behind the Calvert Center, Commissioner Blumenthal had suggested it would be helpful if the plan included a corridor between the parking lot and Wisconsin Avenue, not within the dispensary but available for customers and neighbors. Ms. Scholl said that idea was under consideration, if the space and security could be worked out for a rear and front access. Commissioner Blumenthal said the ANC would like to get more public feedback before taking a position on the proposal, and she announced a public comment period to allow two months before the July meeting, which will be the best time for the Commissioners to take a vote before the August 8 deadline for comments to ABRA.

DDOT Presentation on its New Design for Potential Bike Lanes on Tunlaw from 42nd to Calvert

DDOT bike program analysts Mike Goodno and Gilberto Solano presented maps and renderings of a new design DDOT is offering for protected bike lanes on Tunlaw north of Calvert Street. Building on a request from ANC3B last November, DDOT's presentation showed a two-way protected bike lane on the south/west side of Tunlaw Road, with one lane of on-street parking rather than two lanes of parking now. The design proposes parking on the north/east side of Tunlaw from Calvert to the back gate of the Russian embassy, and on the south/west side of Tunlaw from the gate to 39th Street. West of 39th Street, DDOT showed a lane of parking on the north/east side of Tunlaw in front of the Colonnade which would continue through Glover Archbold Park and up New Mexico Avenue. The total number of existing parking spaces from Calvert Street to Garfield Street is 171. The new DDOT design would provide 102 parking spaces, for a net loss of 69 spaces, if 19 new parking spaces are added between 39th and 42nd Street. That is a loss of about 35% of the total spaces currently available on Tunlaw Road north of Calvert Street. The plan would save 29 of the 65 existing on-street parking spaces along New Mexico Avenue in Glover Archbold Park.

The discussions are part of DDOT's Community Engagement process on possible safety improvements in the New Mexico/Tunlaw corridor. DDOT is seeking public feedback on the new design and potential adjustments or alternatives. Once DDOT gets community feedback, its hope is to finalize a plan, issue a Notice of Intent and launch a formal comment period, The Commissioners committed to post the DDOT slides on the ANC home page at www.anc3b.org, take comments and questions, and hold additional public discussions, in preparation for the ANC to take a vote on recommendations to DDOT at a future meeting.

Resolution on zoning request to build a rooftop restaurant at the Glover Park Hotel, 2505 Wisconsin

At the March ANC3B public meeting, Matt Wexler made a presentation about the hotel’s application to the Board of Zoning Adjustment (BZA Case 20712) for zoning relief for the use, height and setback of the structures on the roof. He reported that the hotel had reached a detailed agreement with Massachusetts Avenue Heights Citizens Association representing neighbors living near the hotel, which resolved concerns about noise and expansion of the commercial footprint in ANC3C. As a tradeoff, the outdoor patio restaurant will be closed. (The hotel is part of Glover Park Main Street but not part of ANC3B.) Commissioner Blumenthal made a motion to vote on approving a resolution supporting the zoning request. The motion was seconded and the Commission voted 5-0 to approve the resolution.

Resolution on renewing Glover Park Liquor License Moratorium for new taverns and nightclubs

Commissioner Blumenthal explained that the previous 5-year moratorium on new liquor licenses for taverns and nightclubs in Glover Park had expired in February and ABRA allowed a 90-day extension so the ANC could assemble comments on whether a new moratorium should be put in place. The Commission had issued a request for public comments from the community, and Commissioner Blumenthal had been compiling responses. She reported that of the 29 responses received, a slight majority were in favor of lifting the moratorium, but those who were in favor of maintaining the moratorium are the ones who live closest to the commercial district where the effects would be greatest. Only 2 comments were received from nearby residents who were in favor of lifting the moratorium. As a result, Commissioner Blumenthal recommended asking for a 3-year extension to the moratorium, to make up for the years that have been lost to COVID-19 and allow the Main Street program to continue working on increasing the number of restaurants and other family-oriented businesses rather than businesses focused on serving alcoholic beverages. Chairman Turmail asked if lifting the moratorium would open up the neighborhood to Medical Marijuana Dispensaries. Commissioner Blumenthal responded that the moratorium would not have anything to do with that issue. She made a motion to vote on a resolution supporting extension of the moratorium for 3 more years. The motion was seconded and the Commission voted 4-1 to approve the resolution, with Chairman Turmail dissenting.

Resolution on Zoning Special Exception for adding 2 units to 4-unit apartment at 4103 Davis Place

At the ANC3B March meeting, the property owners presented their request to add a roof deck with a “penthouse” for mechanical equipment and add two additional residential units to an existing two-story apartment building with four units in the RA-1 zone (BZA Case 20697). Ash Rahimi, Jad Al Masri, and Lawrence Ferris were at the meeting to support the application, and presented 10 additional letters of support from neighbors. A BZA hearing on the case was scheduled on May 4. Commissioner Lane introduced a resolution to support the Special Exception they requested. Chairman Turmail made a motion to approve a letter to BZA supporting the Special Exception. The motion was seconded and the Commission voted 5-0 to adopt and send the letter.

Resolution on request for the District to fund a feasibility study of a Senior Wellness Center in Ward 3

At the March ANC3B public meeting, Karen Zuckerstein and Dale Brown made a presentation requesting funds in the FY2023 DC budget to pay for a study of the feasibility of a designated physical Senior Wellness Center in the ward. (Wards 2 and 3 do not have a physical Senior Wellness Center.) Other ANCs in Ward 3 have adopted resolutions supporting funds for the proposed study. Commissioner Elson introduced a resolution expressing support for the Council to put funds in the budget for a feasibility study of a physical Senior Wellness Center, including consideration of the needs of area seniors, possible functions of the center, potential locations, and accessibility for the major target populations. Chairman Turmail made a motion to approve the resolution. The motion was seconded and the Commission voted 5-0 to adopt the resolution.

Resolution on redistricting for ANCs and Single Member Districts (SMDs) in Ward 3

Commissioner Mladinov reported on the work of the Ward 3 Redistricting Task Force, which had completed its work at the end of April and submitted to the Council in recommended boundaries of ANCs and Single Member Districts (SMDs) in the ward, based on new population data from the 2020 Census. An ad hoc Neighborhood Voices coalition had also developed its own map to respond to concerns about the task force proposals for going beyond adjusting boundaries to account population changes and calling for splitting neighborhoods in several parts of Ward 3. The coalition developed its own proposed map, trying to respect existing neighborhoods and follow geographic boundaries and residential patterns. The Task Force

recommends that ANC3B have 6 Commissioners, including one representing several blocks on the north side of New Mexico Avenue, west of Glover Archbold Park. The Neighborhood Voices map calls for 5 Commissioners in ANC3B, mostly following existing SMDs, entirely east of Glover Archbold Park. Both maps had been presented to the DC Council and were the subject of comments at an initial hearing on Ward 3 redistricting on April 7. The subcommittee was holding an additional hearing on April 28 and accepting public comments by Friday, May 13. The Council must adopt a map of new ANC and SMD boundaries by the beginning of June so prospective candidates for ANC Commissioner in each SMD can pick up nominating petitions and qualify for the ballot in the November General Election. Commissioner Mladinov presented a proposed letter to the Council's Redistricting Subcommittee expressing support for the Neighborhood Voices Map as more effective at meeting the law and objectives of redistricting. Chairman Turmail made a motion to approve the letter. The motion was seconded and the Commission voted 5-0 to adopt and send the letter.

Open Forum

Residents were invited to share questions and comments. There were no additional comments.

Administrative Matters

Commissioner Mladinov had prepared the minutes for the February meeting and the March meeting. Chairman Turmail made a motion to vote to approve both sets of minutes. The motion was seconded and the Commission voted 5-0 to approve the minutes.

Treasurer Elizabeth Elson read the monthly financial report for March:

March Financial Report

OPENING BALANCE: \$14,330.58

Incoming \$ 955.05 District quarterly allotment for First Quarter FY2022

Total Incoming \$0.00

Outgoing \$ 0.00

Total Outgoing: \$ 0.00

CLOSING BALANCE: \$15,260.63

She noted that the quarterly allotment had been reduced due to a grant applicant who didn't submit the paperwork to document use of the grant funds the ANC had approved. For those community organizations who are prepared to follow the grant guidelines, she added that the Commission has funds available for making grants and invited applications.

Commissioner Elson also presented the Quarterly Report for the 2nd Quarter of FY2022. Chairman Turmail made a motion to vote to approve the quarterly report. The motion was seconded and the Commission voted 5-0 to approve the report.

Chairman Turmail announced that the next meeting would be on May 19 at 7 pm by Zoom (not the second Thursday of the month, but instead the third Thursday).

Chairman Turmail made a motion to vote to adjourn. The motion was seconded and the Commission voted 5-0 to adjourn.

The meeting adjourned at 9:22 pm.