

Transcript of ANC 3B Meeting of May 14, 2026

Edited for Clarity and Readability

Timestamp	Agenda Items
0:00:00	Call to Order
0:00:00	Approval of Agenda
0:01:53	Police Report
	Old Business
0:07:16	New Business
0:07:16	<ul style="list-style-type: none">• Office of Planning, Overview of DC's latest comprehensive plan, DC 2050
0:46:34	Updates and Information
0:47:05	Open Forum
0:47:05	<ul style="list-style-type: none">• Ward 3 Councilmember Frumin's Office
0:52:33	Administrative Matters

Call to Order [0:00:00]

Approval of Agenda [0:00:00]

Turmail: All right. Hello, everyone. Sorry, I was distracted. Hello, everyone. We'll give everyone a second or two to log in, although we might be at critical momentum already, but I'm still going to wait a second or two, then we'll get started. Okay, well, we're at critical momentum. And that felt like a long second or two anyway. So, good evening, everyone. It's Brian Turmail, commissioner for ANC 3B. What am I?

Lane: 3B02.

Turmail: Thank you. I was having one of those days. 3B02. I used to be a commissioner for a different 3B. That's why I got confused for a second. But if you have logged in for the ANC 3B's

May meeting, you're in the right spot. If you logged in for something else, stay with us and hopefully we'll make it worth your while. Before we get started with the meeting, the first thing we need to do is approve the agenda. Melissa prepared the agenda, circulated it seven days in advance. All of the commissioners have had a chance to weigh in on the contents of the agenda. I would make a motion that we approve the agenda. Rob, I'm seeing you for a second. All in favor, either say, "aye," or raise your hand if you don't want to get off mute. I've got four commissioners voting in favor of the agenda. And there's only four commissioners here, so it's four in support and no one against.

Police Report [0:01:53]

Turmail: With that, we're going to hand things over to Lieutenant Johnson. Lieutenant, welcome. I understand you've got some personnel updates to share among as well as any other updates you'd like to share.

Johnson: Yes, sir. This is Lieutenant Johnson from the Second District, PSA 204, which includes ANC 3B. And like the commissioner said, we have a new commander at 2D, Commander Christopher Dorsey. I know him from the Third District. He was also in CID and other places. He's a real good person. And we have the new captain at 2D for our sector 2, which includes our ANC. His name is Nathaniel Porter. Another good guy. So we have two good people at 2D. I think we will do very well moving forward.

Turmail: Go ahead, sorry.

Johnson: As you know, MPD has some trouble going over the crime stats and we're not allowed to say too much on that. You know, everything is recorded. I want to keep my job. But just follow along on the news. And I think the IAB reports are out so you can read for yourself and make your own, you know, assumption, opinions about what's going on.

Turmail: Why don't you just stick to what's going on in our PSA and keep yourself out of any trouble, Lieutenant?

Johnson: Yep. Yep. I just said what I can say, sir. I got you.

Turmail: Appreciate it.

Johnson: Yep. But we have ten crimes reported. We have eight thefts and we had two theft from autos. The thefts included mostly package thefts, you know, thefts from porches. We've got porch pirates coming around the PSA. And we did have a real good Ring camera video of one of the porch pirates. It was an 18-year-old guy who stole a bike. But Ring cameras are good. It was very good video, very clear. So, if you can, take advantage of the Camera Connect program and get a Ring camera to help have surveillance on your property so you can help the

police with solving these crimes. As far as the theft from autos, they were two like work trucks. These guys were on break, and they had tools stolen from the trucks in the neighborhoods.

Lane: Where were these trucks?

Johnson: Work trucks. I'm sorry, work trucks.

Lane: But where were they? The locations. Do you know?

Johnson: Oh, hold on. I had my stats up there. Theft from auto, we had one in the 3900 block of Watson Place Northwest. And the other one was, hold on. And 4100 block of Davis Place Northwest.

Lane: Okay. That was ours.

Johnson: And it happened in the daytime between 11:00 a.m. and 12:00 p.m.

Lane: Yeah. The one on Davis was a plumbing truck.

Johnson: Yep. Plumbing truck. Those plumbing tools are very popular. Have something called a press tool that they like to steal. Other than that, do we have any questions about crime going on in 2D or any traffic concerns anyone want to report?

Turmail: Any cases-- Asking for a friend, any cases closed in the past month?

Johnson: No cases closed. No arrests. No cases closed in the past month. No, sir.

Turmail: Gotcha. I was just going to say before I read that question that obviously we welcome the new commander and the new captain, and extend an open invitation to either or both of them to join us when they are feeling set in their new routine and would love to share their initiatives with us.

Johnson: Yeah, I'm sure they'll join. They'll join soon, sir.

Turmail: Gotcha. Commissioner Rob has a question.

Rodriguez: Yeah, I was just curious. I know like once a year you guys do your medication take in over at the precinct. Are you doing that again this year?

Johnson: I'm not sure. I'll check with the new commander. You know, commanders have different things they like to do. So, we'll keep you informed.

Rodriguez: Okay. Sounds good. Thanks.

Turmail: Is your Community Relations Officer still there, whose name eludes me, even though she's fantastic?

Johnson: Yeah. Kyi Branch. Yes, she's still there. Yes, sir.

Turmail: Okay, good. All right, then. Then all is well with the world.

Johnson: Yes, it is.

Turmail: Will you tell her we said hello as well, please?

Johnson: Yeah, will do.

Turmail: And appreciate her work. Other questions for-- I think there was one other written question. And let's see-- "Any investigations ongoing or that have been closed that you can share, Lieutenant?"

Johnson: As far as ANC 3B, nope. No, nothing. We had nothing major going on lately in our neighborhood. Not in Glover Park, ANC 3B.

Turmail: Gotcha. Any other questions from-- Oh, I'm sorry to interrupt you, Lieutenant.

Johnson: No, I was saying, no, not in ANC 3B. No, sir.

Turmail: Any other questions from the community, or comments or concerns for the lieutenant? Well, I hope you stay safe out there, Lieutenant, as well as all of your colleagues. And if there's ever anything you guys need from ANC 3B, please don't hesitate to ask.

Johnson: All right, everybody, be safe. And I'll talk to you next month.

Turmail: All right.

Lane: Thank you.

New Business [0:07:16]

Office of Planning, Overview of DC's latest comprehensive plan, DC 2050 [0:07:16]

Turmail: With that, we do have some new business. We have the team from the Office of Planning who are here to talk about DC's latest comprehensive plan, the DC 2050. At first I saw 2050 and I'm like, "I don't even need to worry about that." But then I started doing the math and

I'm pretty sure if my math is right, that's 24 years away. So with that, how do I-- Is it Ubiera? Did I get it close to right? And apologies if I have butchered it.

Ubiera: No, no. You did not butcher it at all. That was perfect. Yes, thank you. Thank you so much.

Turmail: Gotcha. Well, Vincent, tell us what you do at the office, and then the floor is yours. And I don't know if you have a slide deck, if we need to give you control, or how that-- You just tell us how you want to handle it, please.

Ubiera: Oh, yes. Thank you. Yeah, that would actually be great. I do have a presentation for you that I can share. So if I could have permission to share the screen, I can present that to you all. But, yes, my name is Vincent--

Turmail: Melissa is working on it right now.

Ubiera: Okay. Thank you. Yeah.

Turmail: Go ahead. I'm sorry to interrupt your flow. There we go. I'll try and shut up. It's hard for me. Go ahead.

Ubiera: No, no, it's okay. I'm a Community Planner with the Office of Planning. I work in the Neighborhood Planning Division, but I am here tonight to present to you all on behalf of the DC 2050 project team on DC 2050, our new comprehensive plan. So with that said, let me share my screen. Where? Sorry, I'm working from-- There we go. Okay. Can you all see my screen?

Lane: No.

Ubiera: Try that again. All right. How about now?

Turmail: I spoke too soon. I can see that you started sharing your screen. I just can't see a slide deck.

Ubiera: Oh, okay. Sorry about that.

Turmail: It's okay. Oh, now I can see it. Oh, wait. Now it went away.

Lane: Now it went away. Okay.

Ubiera: Oh, no. I apologize. I am working from home, so it could be my signal is a little slow. Okay. Let's try that once more.

Turmail: All right. Maybe if I just be patient, it will load.

Ubiera: How about now?

Turmail: Yeah, you're on screen. Yes, now we see it. Don't touch anything. It's now working.

Ubiera: All right. All right. Perfect. All right. Thank you so much again for giving me the opportunity to present to you all tonight on DC 2050. So the objectives for tonight, I will explain to you how the Office of Planning is approaching this comprehensive plan differently. And then also to collect feedback on our proposed growth approach and these changes. So what is a comprehensive plan? A comprehensive plan, or comp plan for short, outlines a road map, and is a road map, for growth and development. It guides where and how we build new housing, grow job opportunities, connect neighborhoods, preserve our rich history, and invest in public amenities. It includes policies and priorities for land which guide the use, density, and form of buildings within the District, directly shaping the city as it changes and develops in the future. And so the photo to the right is just an image of one of the many focus groups that we've had throughout this process thus far, with some folks working on an engagement activity that we had. So the timeline, we're currently in phase two of the project. One kicked off last March, and that was really sort of our information-gathering process. We gathered a lot of public feedback on what folks thought the goals, priorities, and areas of interest for DC 2050 should be. And so that ended around August of 2025. And then since September, we've been in the phase two exploring possible futures. And again, still asking folks where they think we should grow. And so now as part of this phase two, we've released a proposed future land use map. And that's why I'm here tonight, to share some of that with you all and get your feedback. And so for the rest of this timeline, that phase two, exploring possible futures, that's going on until May this month. It will wrap up, and then we'll get into the actual plan drafting from May of 2026 all the way into June of 2027. So, about a year. And then from July we'll begin the legislative process going through DC Council, National Capital Planning Commission, and US Congress, with final approval in February of 2028. And then after that, looking to actually implement the plan as we head towards 2050. So, for some background, again, we did have some successful engagement so far, but the reason I'm here tonight is to gather some more feedback as well. We've engaged over 5,000 people for this comp plan so far. We've had over 120 engagement events across the city. For phase one, we released an engagement report, which I can share that with you all. And I'll share this deck with you as well. You can scan this QR code and it will take you to a link which outlines some of the engagement that we've done so far. But very extensive. And then also, too, we are partnering with three community-based organizations to conduct additional outreach in Ward 5 and 8 to reach more residents who speak Spanish, and Amharic, and Mandarin Chinese. Making sure we're reaching diverse populations is always a priority, and so that is what we're trying to do. What we've heard where the District should grow-- So, of the participants at our fall workshops, which were both in person and virtual, 82% were in support of building up around Metro stations, 69% were in support of growing along bus corridors. 68% were in support of adding housing in downtown. These goals are reflected in the proposed changes in the draft future land use. Some other things that participants also made sure that we should prioritize: housing affordability, access to different housing types, office to residential conversions, exploring that. And then including other amenities such as access to green space and everyday needs like grocery stores and child care. As well as better transit and

safer streets. So for phase two, where we are today, this exploring possible futures, we invite you to share ideas on how the District should grow. Your input will shape where new homes and businesses could go, what neighborhoods could look like, and what resources all communities need to thrive. We'll talk about how the city should grow using place types, which is a new way to imagine what different areas could look like in the future. And so place types, they are sort of an emerging best practice from around the country that we've realized they really make a comprehensive plan more user friendly. That is the ultimate goal. They're an updated approach to land use policy to make it easier to understand how a property can be used. Each place type includes policy guidance for a range of topics including use, building form, street connectivity, and public spaces. And future land use map for DC 2050 will be developed using place types, as I mentioned. So these are the place types that we've identified for DC 2050. Starting off with the residential category, we have small-scale residential neighborhood. This includes detached and semi-detached homes that are typically up to three stories tall. Moderate-scale residential neighborhood, which includes row houses, town homes, and small apartments that are typically up to four stories tall. And then our medium and large-scale residential neighborhoods, these are including apartment buildings that are typically up to eight stories tall. And then high-rise apartment buildings that are typically over eight stories tall, respectively, for medium and large scale. So for our center place types, these are looking at more of the mixed-used land use designations that we currently have. And we've created these three main categories for our center place types. Neighborhood center, starting off with that, it would typically be up to five stories tall. Urban center or mixed-use buildings that are up to eight stories tall. And then, finally, regional center which are buildings that are typically up to 12 stories tall. Some other place types that we've identified, we have the institutional area which are public and semi-public buildings that are used for civic, educational, medical, and cultural functions. Industrial area, mixed-use maker modifier, which is something that we've developed that can apply to any place type to require maker uses through mixed-use space or standalone buildings. And then also for open space. So this is just an image showing you what the future land use map for the District looks like using our place types. And then, now getting a little bit further into it, what is a future land use map? It shows where different types of buildings like large and small housing, shops, or offices can be built. This map guides zoning decisions and helps direct growth to areas that can best accommodate it. It serves as a bridge between high-level policy and the physical form of the city. The methodology and the approach that we took to get to where we are today, we recognize that today the District has 325,000 households. Growth projections estimate the District will have about 441,000 households by 2050. So in order to meet our capacity for the 2021 future land use map we currently have the capacity for 446,000, DC 2050 looks to add 25,000 households on top of that. And so OP has identified 460,000 households as a capacity we need to keep housing costs from rising relative to inflation. This map provides for a 45% increase in households over the next 25 years. So, the graphic on the right is a visual representation of all those data points that I just shared with you showing existing households, the capacity that we have for new households under our current 2021 comp plan, and then the proposed increase that we are proposing with the DC 2050 comp plan. So getting into our approach, we looked at going back to the feedback that we've heard thus far. Growing along areas near transit, looking at areas that have not grown as much over the past 20 years, and then areas that have a high risk of displacement. We took that into consideration. Areas near

transit, in 2021 OP added numerous high-density land use changes near Metro stations. For DC 2050, OP prioritized adding within a 10-minute walk of Metro and within a 5-minute walk of high-frequent bus corridors. OP focused on adding housing to blocks that have alleys, which enable parking and trash to be addressed behind the building, which helps buses work better. Areas with less housing growth over the past 20 years. We looked at where housing is located today, and where there is an additional capacity based on the existing future land use map. In areas that have not absorbed as much housing growth over the previous 20 years, we looked for additional bus corridors, proposed growth outside of those high-frequency bus corridors. And so this chart to the right is showing the District split up by wards, showing the existing households within each ward, and then what the capacity is based on the proposed DC 2050. Another thing that we took into prioritize would be looking at areas that have a high risk of displacement. To understand where longtime residents may face significant pressures that could result in displacement, we assess several factors or indicators, rather. Percent of households with below 60% of the median family income. Percentage of households that are black, indigenous or people of color. Percentage of households with severe housing cost burden, paying more than 50% of income towards rent. And then percentage of renter-occupied households. Many of these areas also have unrealized capacity in the existing future land use map. We chose not to add additional market pressure in those areas with the exception of proposing high-density land use to strengthen current and proposed grocery stores in some of these areas with higher displacement risk. Now to get into the draft DC 2050 land use map, focusing in on Ward 3, or relevant to you all. In Ward 3, these are the proposed change areas that we have currently, potential for 13,000 additional households by 2050 under this map. 60% of households in the ward will be within access to high-frequency transit, an increase of 6% from today. And 53% of homes in the ward are family size or two bedrooms. And by 2050, Ward 3 will add 2,430 dedicated affordable units through a combination of inclusionary zoning and redevelopment of DC Housing Authority properties. The point of also coming here tonight, too, would be to share that we do have our virtual workshop still open that you all can participate in. If you were not able to make it out to our most recent March workshops, I can share how you can participate on that after this presentation. But again, you can scan the QR code here once you have the PDF, and that will take you to the workshop. Which is a great opportunity for you to provide your feedback on the proposed growth scenarios. Other ways you can stay involved. You can sign up for our DC 2050 newsletter. Visit the dc2050.com website, and follow us on our social media. And you can also reach out to me as well with any questions or comments that you have, and I can relay those to the DC 2050 project team for you. With that said, any questions?

Turmail: Do you mind going back to slide number 21, and maybe if there's a way to get it so that you're sharing the entire screen? Right now you're on like one slide in preview mode. I think for most of the-- Well, I think most of the people will be interested in that one because that's where you've identified -- I assume these are proposed because it's a draft -- changes in some of the land use and if it were just a hair bigger, at least I think I'd be able to see what you were talking about with regards to changes along New Mexico and Wisconsin Avenues there, because I think I see some changes.

Ubiera: Yeah, I apologize, Commissioner. Can you see-- You see the presenter view? Like you see the next slide?

Turmail: I see both-- I see the slide you're currently on, and the next slide, which is taking up some space. So if we can go full screen, it might make it a little bit easier, at least for this Gen Xer, to see the entire slide.

Ubiera: Yeah. Gotcha. Can you see the entire slide now?

Turmail: Yes. Perfect. You are a tech wizard.

Ubiera: Sorry about that.

Turmail: No, it's okay. Just, if we may-- You know, so we're Glover Park and we've got Cathedral Heights. Oh gosh, Rob, if I've got that-- And up New Mexico there. So, perhaps you could walk us through the areas that have boxes around them or where you suggest changes?

Rodriguez: Cathedral and Wesley Heights up here.

Turmail: Thank you, Rob. I apologize for everyone up there who I forgot to say Wesley Heights.

Ubiera: Yes. So these are, this would be change area 3.4, which is highlighting some of the changed areas proposed. So these areas outlined in black are proposed changes to the future land use of these properties. So, it looks like down here near the Naval Observatory, it would be proposing for an urban center. And then also to looking at some moderate-scale residential neighborhood around this area, which I'm not familiar with, I apologize.

Turmail: That is not in our ANC, but that is, I think it goes by Mass. Avenue Heights. And I'm going to let another ANC worry about that because we could burn a lot of time on that one here. But while you're doing that, I do see that Commissioner Howie has her hand up.

Ubiera: Okay.

Howie: Sorry. I'm just going to like kind of focus on like the lower half, like the Glover Park area. And like the one that would affect us most is like the build-- Like, how do you see adding 1,200 housing units? I mean, that's a lot of units, in my mind. Like, there's no space to add those as houses. So where are you seeing 1,200 more units coming online in that specific area, 3.4?

Ubiera: Yeah, that's a great-- I would say the urban center place type category, if I can just go back to that slide, that would accommodate mixed-use development up to about eight stories tall. So there is a potential there. And then also, too, if you're looking at, say, moderate scale would be proposing instead of just typical detached and semi-detached homes, it would look into row houses, town homes and small apartments that are typically up to four stories tall. So that could be where we're identifying the potential for, say, 13,000 additional households in Ward

3. Not within that area of course, but the entirety of Ward 3. And so those are just some of the change areas closer to you all. So, yeah, hopefully that answered the question.

Howie: No, I mean it doesn't really answer my question. I mean, I'm just trying to visualize. I don't know if you've been to where we exactly live. There's like no space to add more row homes. There is a strip on Wisconsin Avenue. Those seem to tend to be owned by like the multi-generational-- Like, are you going to buy people's storefronts and then build up? I just don't understand like how or where would this--

Turmail: Are you talking about suggested changes in zoning that would allow others to do this kind of development if there was commercial interest?

Ubiera: Yeah, that's essentially-- Thank you, that's a good clarification. So this map and this 13,000 additional households that we've identified, this is based on land use or what we're calling place types. It's not like we're taking up the land and adding additional houses to be built there saying there's the potential. So even under the current comprehensive plan, there's a lot of unrealized potential around the District that has not been built. So theoretically you could build 13 additional households today. But it's just the land use which sort of designates what you could do with your property. And so in some of these cases around Ward 3, it's just identifying specific points like in these change areas and saying they do have the potential for additional households. But it's not saying that they will be built by 2050. Of course, yeah, market dictates that, and zoning too, as well.

Turmail: I see a couple of hands. I want to ask one more question and then I'm going to get to my fellow commissioners, I promise. I'm just probably having a bad time remembering, flipping between this and your proposed land uses. If you look at change area 3.3, I'm not sure if you can identify, you look at New Mexico Avenue, which includes Wesley Heights. On the west side of New Mexico Avenue, it looks like there's a change in zoning there. Currently, the west side of New Mexico Avenue is, to the best of my knowledge, all single-family housing. Are you suggesting a change of zoning there that would allow some-- And Rob, if I'm stealing your question, my apologies.

Rodriguez: That's why my hand's up. I was going to ask the same thing. Because where you have those additional housing, those single family homes aren't going to give up that space. They've been there for 20, 50 years, and unless you're going to build on top of them.

Turmail: What I think, and again, I don't speak for Office of Planning and they don't want me speaking for them, but I think that they're proposing a change in zoning that would enable if someone bought X house, they would then be able to build more than a single house on there if there was interest. And, Vincent, if I've got that wrong, I apologize.

Ubiera: Yeah, that is correct. I mean the one clarification I would say is it's not technically zoning, it's land use. But, yes, that is essentially, that is correct. Yes.

Turmail: What is the-- I'll just demonstrate my-- What is the difference between-- How does land use authorization affect zoning? For example, the portion you've got for an urban center down by the Naval Observatory. My first question was, as I appreciate it, there is a special zoning overlay by the Naval Observatory so that buildings can't inhibit naval observations or the astronomical observations that theoretically happen at the Naval Observatory. How does this plan drive changes in zoning, or is it merely suggest changes if zoning officials want to make those changes? Or what's the relationship between the two? And forgive me for not knowing the answer.

Ubiera: Yeah, that's a great question. So land use is really looking at sort of the density and the character of the allowable uses. And then zoning is where you get into more detail, like you were mentioning, with the naval overlay and sort of more specific design requirements. Setbacks, things of that nature, that's all dictated by zoning.

Turmail: How much does zoning have to follow the DC plan, the land use plan?

Ubiera: They will not remain inconsistent is the terminology.

Turmail: You broke up a little bit there. Do you mind repeating that answer? I'm sorry. You just, it stuttered right when I really wanted to hear that answer too.

Ubiera: Oh, no, I apologize. I'm sorry. What was the question again?

Turmail: How much do zoning officials have to follow the land use plan, or is this merely suggestive? Or does it have like comparable to like an ANC thing like great weight that they must consider?

Ubiera: Yeah, I believe the terminology here in the District we use is to remain not inconsistent with the future land use map.

Turmail: Not inconsistent?

Ubiera: Yeah.

Turmail: Somewhere a grammar teacher weeps at the use of a double negative, but nonetheless.

Ubiera: They need to be consistent, essentially, is what I'm trying to say. Yeah, I apologize. Yeah, they would need to follow.

Turmail: Okay, I will finish demonstrating my lack of knowledge of this process and open up to any other commissioners with questions. And then we'll open up to the community. Other commissioners with questions? And, Rob, I kind of stole your question. I apologize.

Rodriguez: No, it was good. That's what I was thinking. I was like, "Well, wow. There's a school, and there's houses lining New Mexico right there that have been there for multiple, I mean, 20, 50 years, some of them." So, I was just kind of curious how that was going to work. So, yeah. Thank you. My question's answered.

Turmail: Oh, wow. All right. Melissa, did you have your hand up at one point?

Lane: I did, but my question was whether or not this map took into consideration the overlay for the observatory. And my other question is how did they define urban centers? Because it looks like the one in New Mexico is basically the office building and stuff.

Rodriguez: I see the one, I think it's the Sutton Towers. And then the Foxhall building over there near Massachusetts.

Lane: Is that what the pink one is?

Rodriguez: Yeah, just due to the size.

Lane: So my question just was how do they define urban center?

Ubiera: That's a great question. So based on what we have in here, an urban center would really be just what we call now like a mixed-use future land use. So it would allow mixed-use development, so that being a mix of commercial and residential, typically that are up to eight stories tall.

Lane: So it's basically you're saying that it has the potential to do that.

Ubiera: Yes.

Lane: Okay. So not that it will, just that there's a potential.

Rodriguez: Yeah, I was curious about that. Is that what's already in place there, or has the potential for use? Because the Avalon over here, you know, it's a giant building. There's lots of residents there. So, I was like, "Oh, their population would make it an urban center, but they're over eight stories."

Turmail: Go ahead. Go ahead.

Howie: He's saying that the office building that's New Mexico Avenue 3301, that will be rezoned to have the potential to have like condos above that building that already has like a liquor store, the Walgreens. Office, like medical offices. That's how I'm interpreting this.

Ubiera: I apologize, is that right here is where you're--

Turmail: Yeah. It's an existing retail and medical facility, I think, is probably the best way to describe it. With a restaurant run by my former high school roommate. Chef Geoff. Anyway, the one other question since we've got you, and if you don't know it, it's okay, Vincent. But if you follow the line of Massachusetts Avenue to where it intersects with Nebraska, which is a traffic circle, there's a kind of a-- I don't know what. Yeah, there's that pink structure there. That currently is the NAC, the Naval Auxiliary, and I never remember what the C stands for, which at some point served as the interim headquarters for the Department of Homeland Security. Is it safe to infer that you're assuming that space will come into some kind of private commercial use in the near future, somewhere between now and 2050? And if you don't know the answer, it's okay. I'm not putting you on the spot.

Ubiera: Yeah. I can try to take a stab at that. But I can also follow up with the team. I believe that is, yeah, just federally owned property and based on the current administration and just potential for federal offloading, that's where that site was looked at. I don't think it's something that may happen in the imminent future. But I think just planning ahead, that was the thought process behind that. But I could confirm with the DC 2050 project team.

Turmail: Okay. Just curious. It started life, or I don't know if it started life, but before World War II it served as I think a boarding school for young women. And then was appropriated by the Navy during World War II and then became the-- Anyway, all right. We don't need a history lesson. Sorry. Are there other questions? I'm sorry. I didn't mean to interrupt.

Ubiera: No worries. Yeah.

Turmail: All right. We'll open up to the community. I do think there were a couple questions posted in the comments. "Is this an organic approach to the next 24 years? Are there incremental and actual growth phases? Does this plan go in five-year increments?" Let's say this goes from draft to final. What happens between this and 2050 I think is what Carol is trying to ask. And, Carol, if I got that wrong, apologies.

Ubiera: Yeah, I can-- So once this is adopted, this is enacted. I mean, I think it really depends on the market, if people believe they could develop some of their properties. But once this land use, if this proposed map that we have here is adopted, this would be the future land use map for the District. So between now and 2050, this could be realized.

Turmail: And the reason, if I read one of your charts right, or eyeballed it right would probably be a better way to put it, Ward 3 is slated I think for the second-largest, highest amount of growth between now and 2050. Is that simply because when you ran things through the calculator of displacement risk, there was a lower percentage of displacement risk in Ward 3 than some other wards? Or how do we get to the second highest?

Ubiera: I will try to go back to find that chart that you were-- Was it--

Turmail: It was the one with some vertical bar charts that showed--

Ubiera: There it is.

Turmail: That was it. And maybe eyeballed it, I don't know. I didn't do the math real quick, but it looked like we were coming in pretty close for the number two in terms of growth in proposed capacity, I think that's the right way to put it. And then if you look at your displacement risk chart, it looked like we were less at risk for displacement than others. Is that why we-- Is there a correlation between lack of displacement risk and we think we can get more growth in here?

Ubiera: Yes. Yeah, that is safe to say that is what we were looking into. You know, areas that haven't seen some of their capacity realized, and then also that have less sort of displacement risks, were focused on. Yes.

Turmail: Okay. Got it. Interesting. Okay. Gupi, you've got to put your hand up. Go ahead.

Howie: Yes. I think I wanted to clarify because somebody was asking in the chat about how many affordable units are proposed. I think I just want to say this. I think I was a little bit confused to begin with. What you're saying is these are just proposed changes to zoning regulations so that when these buildings or properties change hands, the buyer has the potential to change the use of that building. Correct?

Ubiera: Yes. This is the proposed future land use map. So once this is adopted, this will sort of designate what your land could be.

Howie: Yeah. It's not saying that this land has to be used for 10% affordable housing. That that's like a different--

Ubiera: Yeah, that's different. Yeah, that would be more zoning.

Howie: Okay.

Turmail: Yeah. I think the one amendment to what you said, Gupi, is this proposes land use, which then drives decisions about zoning, which are supposed to be consistent with land use. But I imagine there's some wiggle room in the words, "supposed to," and then it goes from there, right? Vincent, am I close to accurate?

Ubiera: Yeah, that is close to accurate.

Turmail: Okay, first time for everything. All right, are there other questions? Cathy asked-- Oh, we already got that one question dealt with. What is the approval? I think you walked through it, Vincent. And because I got distracted by these charts, I wasn't paying close attention. What is the process to take this from draft to approval? Who approves it? And it looked like, I think I recall that there were multiple entities, including the District Council, and then Congress, and one other entity, but maybe I was wrong?

Ubiera: Yes. Yeah, that is a great question. And so it would follow the typical legislative approval, which is being passed by DC Council, and then going through I believe NCPC I'm not 100% familiar, so I can follow up with you all on the exact process. But I would say between now and throughout the rest of this year, there's ample opportunities to provide feedback and public comment. So, this map that I shared with you today is not what's going to be-- It's not set in stone, and it's not what's being approved.

Turmail: Gotcha. Office of Planning is an executive branch function that operates under the Mayor? Question.

Ubiera: Yes, we operate under the Mayor.

Turmail: Okay. One of the questions posted was, "Would a new Mayor's election affect this plan?" And since we will have a new Mayor one way or the other, I imagine that the Mayor has, I don't know-- What authority does the Mayor have over this plan?

Ubiera: Yeah, that's an excellent point. They do have authority over the plan. But one thing we like to highlight is that we've been engaging a lot with residents so far. So what we've proposed here is really what we've heard from communities. So, that is a tricky time during a new administration, but we're confident in what we are proposing.

Turmail: And I think you said you were not an expert on this and so if you don't know the answer, it's absolutely cool to say, "I don't know." Just so I understand it, once you've got a final plan, understanding this is a draft and it could change, DC Council needs to approve it. National Capital Planning Commission needs to approve it, and either Congress needs to approve it or not kill it? Close to right.

Ubiera: That I will confirm with you on. I'm not sure the exact process, so I couldn't give you a confident answer. Yes.

Turmail: All right.

Rodriguez: It kind of scares me. Even though I know this is a 24-year plan to make this a reality, but yeah, the roadway infrastructure up in this part of town kind of scares me for as many people as you want to add.

Turmail: Yeah, it's an interesting-- I'm stuck on the, for you advocates of home rule, the fact that we don't actually get the full freedom to set up our own plan, but it has to go through the National Capital Planning Commission, which includes--

Cathy: Brian, this is Cathy.

Turmail: Hi, Cathy.

Cathy: Hi. I'm sorry I got here late. It doesn't have to go to NCPC. The only parts that have to go to NCPC are the things that are around the observatory. Federal property goes to NCPC.

Turmail: Got it. Thank you, Cathy.

Cathy: So, somebody brought a question about the property on New Mexico Avenue up by Foxhall Center, and they were talking about the rezoning and the single-family houses there. Several of those single-family houses are owned by embassies. They can do whatever they want. So the land use there, even if they change it, it doesn't matter. And there won't be any interplay with NCPC. So it's mostly the stuff by the observatory.

Turmail: Good. Okay, good. Thank you for making me feel me better on that one.

Cathy: So then the other part of that is it goes through the DC Council and the Housing and Planning Commission, or whatever the hell it's called in DC, and that's where we have the opportunity to comment on this. And then that goes to the full council, and there'll be work sessions. I followed the rezonings along Connecticut Avenue with the redevelopment of the library. This sort of mirrors some of it. That's why I knew what this was.

Turmail: Gotcha. Okay. Thank you, Cathy. I appreciate it.

Cathy: You're welcome.

Turmail: Other questions or comments for Vincent? This was actually fascinating. And you will leave a slide deck with us so we can post it on our website, ANC3B.org. Right, Melissa?

Ubiera: Yes, absolutely.

Lane: Yes, org.

Turmail: At the risk of triggering Melissa, it usually just autopopulates when I get past ANC3B. So, okay, we will post it on there for folks who would like to spend some more time with it. And if people are interested and want to provide additional feedback, you have-- Remind us, Vincent, the best way for them to do that.

Ubiera: Yes. Thank you. That's a great question. So, the best way to do that is we have a virtual workshop open right now. There is a QR code at the end of this deck which you'll be able to access it, but I can also share the link with you all via email when I share the deck. I believe that's been extended until June, early June now. It was closing May 17th. So it's being extended, and you all will have the opportunity to take that.

Turmail: So for anyone who likes to play SimCity, this is your chance to play it in real life. So, please do get involved and weigh in. It's our community and Vincent is asking for your input. I

assume Vincent's asking, at the risk of speaking for you, Vincent.

Ubiera: Yeah. No, that's correct. Yeah. Thank you.

Turmail: Got it. Any other questions for Vincent? Otherwise, we will let you get on with your evening. I appreciate your being so generous with your time on what has probably already been a long week.

Ubiera: Oh, yeah. Yeah, definitely. Thank you for bearing with me. I know it was a long presentation, but you all had a lot of great questions.

Turmail: What you're talking about is very important, so we appreciate it.

Ubiera: Yes. Thank you. Thanks.

Turmail: All right. Thank you. All right.

Ubiera: Have a great night.

Turmail: You're welcome to stay. You're welcome to get on with your evening. Whatever works best for you, Vincent. But thank you also for agreeing to send us some follow-up information.

Updates and Information [0:46:34]

Turmail: With that, do we have any updates and information? There's a line item on the agenda for updates and information.

Lane: Only for MOCRS. The Office of the Mayor for Community Re-- I get this wrong. Community something.

Turmail: Don't ask me. I always get it wrong.

Lane: I think it's Community Resources and Services. They're having office hours on May 29th at the Tenley Friendship Heights Library from 3:30 to 5:00 p.m.

Open Forum [0:47:05]

Ward 3 Councilmember Frumin's Office [0:47:05]

Turmail: Gotcha. Thank you. With that, I will open it up to open forum. Anything from the community? Any issues, concerns, questions from the community? Okay.

Lane: No, Ashlee Mercer has--

Turmail: Oh, go ahead, Ashlee. I'm sorry.

Mercer: Hi. Good evening.

Turmail: Evening. How are you?

Mercer: I'm well. How are you?

Turmail: Doing great, thank you.

Mercer: That's good. Just wanted to remind you guys that our next Workday in the Ward is coming up soon on Thursday, May 28th. These monthly events are a great way for the team and the councilmember to meet with residents in the ward. We will be setting up at Cleveland Park at Dolan from 8:00 to 5:00. Councilmember will be there for the coffee with the councilmember in the morning. I believe that's from 8:00 to 10:00. And then we have other agencies coming throughout the day. DOB, DDOB, DLCP, and the DC Prevention Center for Underage Drinking. They will also be there. I believe they also do Narcan demonstrations. So we'll be right at Dolan by the Metro. Come by.

Turmail: Where were they when I was 16? But anyway, that's great. Just kidding.

Mercer: DARE. We had DARE.

Turmail: I'm sorry, Melissa. I think you had a substantive thing to say.

Lane: Not really. How do you spell Dolan? I don't know. Is it D-O-L-A-N?

Mercer: Yes, Ma'am.

Lane: Okay. Thank you.

Mercer: You're welcome.

Turmail: I believe it's a Uyghur cuisine restaurant if I remember.

Lane: Oh, the Uyghur place? Okay. Thank you.

Mercer: Thank you.

Turmail: Thank you so much, Ashlee. Appreciate it. All right. Is there any other open forum issues? Go ahead, Rob. Did you have something?

Rodriguez: Yeah, I know we got that complaint from a constituent about the bus noise on the corner of New Mexico and Cathedral on that little corridor right there. We've been trying to reach out to Metro. Melissa's given me a name, a couple names, and I've reached out without a response yet. I went through their public service person, and their advertising person. Still didn't really hear anything from them. So, we're still working on it. I don't think she's in the room right now, but I'll be reaching out to her explaining the delay with getting some answers for her.

Turmail: And similarly, we've had a complaint come in, I think yesterday, about uncollected trash behind one of the blocks on 37th Street. And I did see that our Mayor's person is looking for a little bit more information so we can get DPW to fix it as soon as possible.

Lane: Carol had two questions last night. One was about the property that has been finished on, I guess it's on Fulton, at the corner of Fulton and Garfield. That those permits were approved. We were, 3B, was asked in the beginning to review them. We did. They shut the property, the permit process down, and made them get new permits. But after that we were not involved. So what happened there is DLCP just approved the permits. The second one is about 40th place and W, the construction from 2200 to 2216. They got a stop work order several weeks ago, but they did not stop working. It took some doing, but they have-- I've worked with DOB, and they have now stopped working completely, and there's been no activity there this week.

Turmail: What was the reason for the stop work order? Did they not have the permit?

Lane: They did not get demolition permits, but they did demolition anyway. So now they have gone back and they have to get the demolition permits, and they also have to get the rest of the permits. And they have started that process because I've been getting notices about it.

Rodriguez: That's the same one that we had a few, a month or two ago, that had all the dust coming from the demolition when they didn't have--

Lane: That was another one, but I haven't seen any action on that one either, on Edmonds.

Turmail: Any other issues? There was one question about where's the bus stop again? Did we answer that?

Rodriguez: It's in the email she sent me. I can't recall offhand, but it was right-- It was I believe going away from New Mexico and going east on Cathedral.

Lane: Yeah, I think it was at New Mexico and Cathedral.

Turmail: Ashlee, you're back. I'm sorry. I spoke over you. Forgive me.

Mercer: No problem. Do you mind sharing the email with me?

Rodriguez: Sure. Yeah. And do you want me to send the emails too that I've reached out to Metro trying to get somebody to join with the meeting or either reach out directly to the constituent? Because it's been crickets. And I've tried three different people.

Mercer: Sure, that's fine.

Rodriguez: Sure. Thanks.

Mercer: No problem.

Turmail: Anything else, guys?

Administrative Matters [0:52:23]

Turmail: All right. With that, we do have two, I think, two pieces of admin business. One is the approval of the April 2026 minutes. Melissa prepared the minutes, circulated them with all of the commissioners. Every commissioner had an opportunity to weigh in and make sure that the minutes from the April meeting were correct. I would make a motion that we approve the April 2026 minutes. Is there a second?

Howie: Commissioner Howie seconds.

Turmail: All right. All in favor, raise your hand or say, "aye." I can't see Melissa, but I see four hands in favor of the minutes. Melissa, where are you on the minutes?

Lane: I'm fine to-- Hold it. Sorry, I forgot to turn my video off.

Turmail: Okay, she's fine. So, five votes in favor of. There were no votes against the minutes. And then next, I think we don't need to approve, but we need to hear the financial report for April 2026. Do I have that right, Kevin?

Lavezzo: Yep, you've got it. It's my time to shine. For April 2026, we opened with \$54,576. We ended with \$49,504.55 for a change of \$5,071.51. That was for two checks. One was for our meeting transcription service, and the other was a \$5,000 grant for Glover Park Citizens Association.

Turmail: Great. Any questions for Kevin about the financial report from April, from commissioners or the community? And we don't need to vote on it, but we do need to vote to adjourn tonight's meeting. And a reminder that our next meeting will be at the same time, same

virtual world, on the 11th of June on Thursday. With that, I will make a motion that we conclude tonight's meeting. And I see a second from Commissioner Rodriguez. All in favor say, "aye," or raise your hand. I see five votes in favor of adjourning the meeting and none against. So may everyone be safe out there. Let us know what you need, and we will see you around the neighborhood. And we'll see you at the June meeting. Cheers.

Lavezzo: Thanks, everyone.

Turmail: Thank you.