

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



ANC3B Meeting Minutes
November 14, 2019

Chairman Brian Turmail opened the meeting at 7:07 pm. All five Commissioners were in attendance: Ann Mladinov (3B01), Jackie Blumenthal (3B02), Melissa Lane (3B03), Mary Young (3B04), and Brian Turmail (3B05).

Before adopting the agenda for the meeting, Chairman Turmail made a motion to amend the proposed agenda to add a new item: a presentation on a grant request from the Glover Park Alliance, which had been submitted that day. The motion was seconded and the Commissioners voted 5-0 to approve the agenda as amended.

Chairman Turmail then made a second motion to waive the requirement in the ANC3B grant guidelines for a grant application to be presented to the Commission 7 days in advance of a vote on the request, which would allow the Commission to vote on the new grant request from the Glover Park Alliance. The motion was seconded and the Commission voted without objection to approve the changes.

Police Report

Brian Bray introduced himself as the new Captain for the Second District's Sector 2 comprising Police Service Areas (PSAs) 204, 205 and 206, including ANC3B. Captain Bray said he had served in 2D as a Lieutenant 20 years ago. He reported that the number of violent crimes reported in Sector 2 was down 3 percent for the year to date. In ANC3B, he noted that thefts from auto had gone up in the past 30 days to 11 from only 2 the month before. He pointed out that 7 of those thefts from autos took place in the 2200 block of Wisconsin Avenue, and when he checked the details, those were not on the street but in parking areas such as the parking deck at CVS or the parking lot behind Chipotle. He said MPD has a plan for addressing the rise in property crimes including moving more mountain bike patrols to the area.

Captain Bray was accompanied by Detective Jones to speak about the two robberies on the evening of November 7 in the 3800 and 4000 blocks of Calvert Street. The victims reported the two separate robberies were committed by a group of juveniles estimated to be from 6 or 7 to 13 or 14 years old. One victim was able to fend them off but the other victim had a cell phone stolen. Lt. Jones said MPD was investigating these crimes and would welcome any video or other evidence. He noted that most of the crimes MPD is solving in the area make use of video provided by residents from their private security cameras and he urged people to participate in the city's program to pay rebates of up to \$200 per camera for residents who install security cameras at their homes. Joining the rebate program does not mean that the videos from the cameras are automatically available to MPD; the resident has control over whether to provide the city with any images from a camera. He pointed residents to ovsjg.dc.gov

Captain Bray and Detective Jones responded to questions from meeting attendees about:

- MPD reports of people who are missing. These often involve teenagers who leave home voluntarily, sometimes repeatedly. Usually the individuals are found and are OK. MPD tries to share that as well.

- programs to help avert young teens from crime, such as school resource officers
- white collar crime in the area. Captain Bray said this is a small share of total crime reported in the Second District, probably less than 10%. What the local sector handles are not large-scale schemes but generally one-time incidents such as credit card fraud at a local business or hotel.
- what residents should do if they see a group of kids in the neighborhood but don't want to assume they are up to trouble. Captain Bray advised calling 911 if residents see something that doesn't look quite right, such as a large gathering in a location where there wouldn't usually be something specific for young people to do such as getting something to eat. Detective Jones said it is best to call 911 if there's any suspicion of a problem, so MPD can make an assessment and decide how to respond.

Discussion of Legislative Developments and Priorities with DC Council Chairman Phil Mendelson

Chairman Mendelson discussed a range of issues that have come before the Council and took questions.

a) DC Comprehensive Plan ("Comp Plan"). The Chairman reported that on October 8 the Council adopted changes to the "Framework Element," the first portion of the 2006 District Comprehensive Plan, including general descriptions of the city's goals for physical development and what is allowed or encouraged in each land use category. He noted that a main focus of the 2006 plan was to attract more business to the city, but now the greatest concern is how to build more housing, including affordable housing, especially housing for moderate income workers and families as well as very low-income households. Housing is a major emphasis in the amended Framework Element. He also explained that the Council had gone back to the original practice of adopting very general descriptions of the land use categories in the Framework Element but it had not eliminated any zoning category, as some residents feared, and did not take any action to prohibit zoning that only provides for single family homes. He pointed out that single family zoning makes up only 36% of residential land in the District v. 80% in Minneapolis, which recently was in the news for barring single family zoning.

Commissioner Young observed that the amended draft Comp Plan appeared to take away a lot of options for neighbors to be involved in planning cases. The Chairman said the Framework Element strikes a good balance, not hamstringing development but also not letting developers do whatever they want. With the great demand for housing in the District, the challenge is to enable developers to build more affordable housing, continue to be successful and also continue to work with residents and neighborhoods to shape the future of the city.

b) Education: The Chairman reported that DC Public Charter Schools had just been ranked #2 in the nation in improvement in science and math scores, second only to the DC Public Schools ranked #1. He noted the interest of the ANC in the quality and capacity of DC Public Schools, including local schools such as Hardy Middle and Stoddert Elementary, whose enrollment is far above capacity. He announced the Council would be holding a series of hearings on education, including academic achievement at DC public and charter schools (November 22), teacher and principal turnover (December 4), truancy and attendance (December 5) and the Public Education Master Facilities Plan (December 18).

c) DCRA: The Chairman reported the Council is considering a bill to split the Department of Consumer and Regulatory Affairs into two agencies, one for business licenses and consumer protection and the other for building permits and compliance. The hearing on that bill is December 10.

d) Ethics: The Chairman said that the Council would likely take disciplinary action against CM Jack Evans. He reported he had appointed CM Mary Cheh to lead the *ad hoc* committee of 12 Councilmembers to meet, review the investigation the Council ordered of Evans' conduct, and issue recommendations for Council action. He also said he does not support proposed bills to limit or prohibit outside employment for Councilmembers; he believes it is important for the Councilmembers to keep their connection to the community, but clear conflicts of interest are already barred and any appearance of conflict must be declared. He expects there will be an effort to change the Code of Ethics for the Council so it is clearer and easier for Councilmembers, staff, and the public to understand.

Chairman Mendelson asked about issues of interest in the ANC. Chairman Turmail shared the ANC's concerns about services for people facing homelessness. He noted that once again this winter Ward 3 has no hypothermia shelter for men who are homeless, which makes it difficult for them to get to a warm place to sleep out of the cold when the temperatures are low. Chairman Turmail also asked how the city would ensure that crimes are handled equally effectively whether the suspect is homeless or has a home. The Chairman acknowledged the challenge and said it is important for MPD to enforce the laws but also turn an individual over to other experts when an individual in custody appears to have medical or mental health issues.

Several Commissioners noted other interests in housing and affordable housing. One resident asked if Chairman Mendelson considered rent controlled housing in Ward 3 to be affordable. The map circulated by the Office of Planning showed only 471 affordable housing units in Ward 3, but doesn't include any of the rent-controlled units. Other participants mentioned their hopes for continuing rent control in the District and improving implementation of housing voucher programs. Commissioner Young mentioned that her apartment building has many residents who receive housing vouchers and that is working out, with the support of building management and neighbors. One neighbor noted that residents using vouchers have been able to rent 3-bedroom units in her building at prices that were too high to rent the units to market-rate tenants. Other residents expressed concerns that leasing a rent-controlled unit to a voucher recipient could remove the unit from the rent control system, though the Council took up a bill last year to prevent that from happening. The Chairman said he is solidly behind rent control, though "price controls" can have economic effects that are not desired or intended.

Commissioner Mladinov mentioned that some individuals that city agencies have assessed as needing ongoing services including mental health services have been referred to the DC Housing Authority to receive housing vouchers and in the process are cut off from the services they need. This can leave residents unable to maintain the medications or treatment they need or the quality of life they are seeking. The Chairman said that he believes case workers should be assigned to keep working with a resident in that situation. Commissioner Blumenthal shared what the ANC learned in a discussion with mental health professionals last year about the significant need for more psychiatric beds in the District and additional resources for mental health treatment. The Chairman agreed but said the Council also wants to assure that existing resources are effectively spent by the Department of Human Services. He suggested that the ANC put together a letter setting out all these issues to CM Nadeau's Committee on Human Services.

A resident asked about legislation covering Airbnb in the city. The Chairman said a law passed by the Council last year allows homeowners to use whatever space they wish in their home for short term rentals but only if the owners are living there as their primary residence. The law also bars tenants from subletting rental apartments as short-term housing. (Short-term rental of condos is governed by the condo association rules.)

Another resident who owns his own cab in the District asked the Chairman for advice on dealing with the tight regulations covering taxis (training, insurance, age of the cab) and at the same time the intense competition from Uber and Lyft, which are not similarly regulated. The Chairman said he has been supportive of taxis and would watch for more input from cab owners and drivers.

Presentation from the Office of Planning about Amendments to the DC Comp Plan

Andrew Trueblood, Director of the DC Office of Planning (OP), presented an overview of the Comp Plan and OP's 1,500-page "redline" draft amended version which was released for public review and comment on October 15. He explained that the current Comprehensive Plan was adopted in 2006 as a 20-year vision for physical development and growth in the city (<https://plandc.dc.gov/>). OP launched an amendment process in 2016 to compile technical amendments to the plan to reflect changes in law and

other developments since 2006. After the Council adopted an amended "Framework Element" of the Comp Plan on October 8, establishing high-level principles such as housing production and equity, OP posted the amended draft of the rest of the Comp Plan on October 15, using the Framework Element as

guidance. OP set a due date of December 20 for public comments and January 31 for ANC comments, with a hope that the review would be ANC-focused.

Director Trueblood said OP would hold a Comp Plan workshop for residents of Ward 3 on December 7 at Wilson High School. He also committed to gathering the questions posed by members of the public and sharing them with the ANCs. He said OP's target is to deliver the updated plan to the Council in the spring so the Council can hold hearings and approve the update by November 2020. He noting an urgency to adopt the amended plan so it can begin driving development and action. He also spoke about the Mayor's plan to add 36,000 new housing units in the District by 2025, including 12,000 affordable units distributed across the city. The goal is to bring the share in every ward to at least 15%, through tools such as Accessory Dwelling Units, workforce housing programs, and Inclusionary Zoning requirements which he suggested could be raised to 15-20%.

Several participants asked questions about the plan and the process, including how the comments would be evaluated. Director Trueblood said ANC comments would be given "great weight" but he did not expect many changes would be made. He also answered that the draft plan does not include a call for raising the historical height limit in the city, which he believed would require an act of Congress. He did not have any background on what projects the Mayor might have been talking about when she mentioned the need for developing affordable housing in neighborhoods such as Spring Valley and Chevy Chase.

One constituent who has been monitoring the process commented that the OP proposal makes such major changes to the Comp Plan that the draft is more of a rewrite than a set of amendments. She also noted that there has been so little chance for public engagement, public education or public review that the timetable does not allow nearly enough time for the public to prepare comments on the proposal. She asked that ANC3B consider a resolution to request an extension in the deadline for public comment until April 1 to allow for more complete and comprehensive review of the proposed amendments, since the draft would change virtually every section of the plan. Several others including Commissioner Young commented that in many cases the amended language would significantly alter what is development is allowed and eliminate or undermine the avenues for the public and ANCs to participate in reviewing proposed projects. Chairman Turmail said that ANC 3B could consider such a resolution at the December meeting.

Grant Request from Glover Park Alliance for Office Supplies

Chris Wainwright, co-chair of the Glover Park Alliance doing Business as Glover Park Main Street (GPMS), announced that the Alliance received a grant in October from the DC Department of Small and Local Business Development to launch the Glover Park Main Street (GPMS) program for the first year, and GPMS had just hired Kate Dean as the GPMS Executive Director. Mr. Wainwright presented a grant request for \$2,500 to cover the cost of purchasing a laptop computer, iPad and software for GPMS to set up its office and begin its work. Chairman Turmail made a motion to vote on the grant. The motion was seconded and the Commission voted 3-0 to approve the grant. (Commissioners Blumenthal and Lane recused themselves from the vote because of their work with the Glover Park Alliance.)

Resolution to Support a Stipulated License for Dumplings and Beyond at 2400 Wisconsin Avenue

Commissioner Blumenthal presented a resolution supporting the request from the restaurant Dumplings and Beyond, for the ANC to urge the Alcoholic Beverage Control Board to grant the restaurant a stipulated license that would allow it to serve alcoholic beverages without waiting 45 days while the application is reviewed. Dumplings and Beyond has been in business for 5 years in Glover Park serving fine Chinese food, has expanded its dining area, and is applying to begin serving alcoholic beverages.

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

Open Forum

There were no additional comments.

Updates and Information

Chairman Turmail announced that the city has scheduled the first leaf collection in the area the week of November 25 and the second leaf collection the week of January 13, and he said information on holiday tree and green pick-ups would be shared at the December meeting.

Administrative Matters

Commissioner Mladinov presented the minutes for the October meeting. Chairman Turmail made a motion to vote on the minutes. The motion was seconded and the Commission voted 5-0 to approve the minutes as written.

Commissioner Young presented the ANC3B financial report for October:

October 2019 Financial Report

OPENING BALANCE: \$5,107.25

Income:

\$2,930.71 DC Allotment for 3rd Quarter FY2019

\$2,930.71 DC Allotment for 4th Quarter FY2019

Total Income: \$5,861.42

Outgoing:

\$830.00 Check #1309 – Grant to Iona Senior Services to purchase dedicated laptop computer for conference room

\$ 11.45 Check #1301 – Reimbursement to Commissioner Young for office supplies

Total Outgoing: \$841.45

CLOSING BALANCE: \$10,127.22

Chairman Turmail made a motion to vote on the October financial report. The motion was seconded and the Commission voted 5-0 to approve the financial report as presented.

Chairman Turmail announced that the Commission had reviewed a draft of its annual report for the 12 months through November 2019, to be shared with the community. A city law passed in 2016 requires that every ANC prepare an annual report on actions it has taken during the year in service of the community, to be published by December 1, 2019. Chairman Turmail made a motion to vote on the Annual Report. The motion was seconded and the Commission voted 5-0 to approve the report.

Chairman Turmail announced that the next meeting of ANC3B would be Thursday, December 12.

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

The meeting was adjourned at 9:04 pm.