



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
McLEAN GARDENS • WOODLEY PARK

*Single Member District Commissioners*

01-Lee Brian Reba \* 02-Gwendolyn Bole \* 03-Jessica Wasserman  
04-Beau Finley \* 05-Emma Hersh \* 06-Angela Bradbery  
07- Maureen Boucher Kinlan \* 08-Malia Brink \* 09-Nancy MacWood

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**Minutes**  
**Advisory Neighborhood Commission 3C**  
**March 19, 2018 Public Meeting**  
**MPD2D Community Room, 3320 Idaho Avenue, NW**  
**7:30PM**

**Establishment of Quorum:**

The Chair, Commissioner MacWood, called the meeting to order at 7:37 pm and announced that there was a quorum. All nine Commissioners were present.

**Verification of Notice:**

The Administrator confirmed that notice of the meeting had been sent to eight local community listservs, apartment listserv moderators, published in the Northwest Current Newspaper, was on the ANC3C website and Twitter.

**Approval of Agenda:**

Commissioner MacWood moved approval of the amended agenda to include a website update and to add a proposal on affordable housing. Motion was approved by voice vote.

**Announcements:**

1. Ed Lezeer said he is running to be the next chair of DC Council on the Democratic Primary. To find out more his website is [Edfordc.com](http://Edfordc.com).
2. Roger White discussed the Community Meeting tomorrow at 7pm at the All Souls Episcopal Church regarding Klinge Park Valley Trail.
3. Barbara Briggs, a resident of Woodley Park, is urging the Council to pass a strong carbon fee & rebate to reduce emissions and get money back to DC residents. [Putapriceonit.org](http://Putapriceonit.org). [carbonprice.dc.org](http://carbonprice.dc.org) Commissioners Brink & Finley will work on resolution for next month.
4. Mayor's office liaison said to watch the State of the District on her YouTube station. This weekend is March for Your Lives. Find out more at [Marchforourlives.dc.org](http://Marchforourlives.dc.org).
5. Commissioner Bole described the paving schedule from DDOT. This summer they will pave Connecticut Avenue.

**Community Forum:** None

**Consent Calendar:**

Commissioner MacWood moved approval of the Consent Calendar. Motion was approved by voice vote for No Objection to a Public Space application (#278027) for a fence at 3314 Cathedral Avenue, NW.

**Commission Business:**

**1. *Presentation by the Fire Chief regarding the Right Care, Right Now Initiative*** (Deputy Fire Chief John Donnelly)

When calling 911 now, a non-emergency call will be transferred to a nurse who will take the call and may provide a ride to services\determine what services are needed, unless they decide it is more emergent.

**2. *Presentation by DDOT Supervisory Engineer Paul Hoffman regarding Bridge in Rock Creek Trail***

As of Easter, Paul Hoffman is retiring. His replacement is Zar Dorriz. A new bridge will be built on Rock Creek Trail Bridge at the existing Zoo Tunnel right below the zoo loop. It could take 6-8 months, starting in Q1, 2019. to build.

**3. *Consideration of a Resolution on UDC’s Equity Imperative***

Commissioner Reba provided the background information on the resolution. Thomas Redman & Juanita Gray from UDC are working on the citywide initiative. Commissioner Reba recused himself from vote as requested due to the conflict of interest. Commissioner Brink moved the resolution. Motion approved by voice vote. See Attachment A.

**4. *Consideration of a Resolution on the Framework Element of the DC Comprehensive Plan, Legislation Bill 22-663***

Commissioner MacWood provided the background information on the resolution. She read and moved a resolution on the application. Commissioner MacWood accepted a friendly amendment from Commissioner Hersh. Commissioner MacWood accepted a friendly amendment from Commissioner Bole. Commissioner MacWood requested a roll call vote on the amended resolution. Motion was approved by a vote of 7-0-2. See Attachment B.

3C01: Yes	3C04: Abstaining	3C07: Yes
3C02: Yes	3C05: Yes	3C08: Yes
3C03: Abstaining	3C06: Yes	3C09: Yes

**5. *Consideration of a Resolution on the DC Framework***

Commissioner Finley provided the background information on the resolution. Commissioner Finley accepted friendly amendments from Commissioners Bole, Brink, Bradbery, Reba and MacWood. Motion passed by a voice vote. See Attachment C.

**Other:**

Commissioner Bole moved adoption of the February 20, 2018 minutes. Motion passed by voice vote. Treasurer's Report: There is an entirely new system to prepare the quarterly report. Commissioner Brink made a motion to approve Q1 report. Motion passed by a voice vote.

Administrative Issues: Commissioner Bole updated the Commission on all Website Updates. They will be putting up a prototype website for review March 26-March 30th.

SMD reports: Commissioner Finley provided updates on the opening and closing of businesses in his SMD.

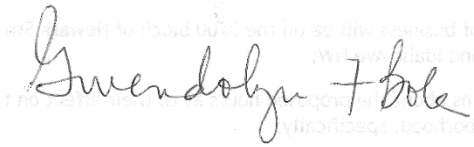
Commissioner Reba discussed his recusal from the UDC resolution and asked Commissioners to discuss prior to the meeting.

Other - Note the Day & Location Change for the April Meeting.

**Adjournment:**

Commissioner MacWood moved to adjourn the meeting. Motion passed by voice vote. Meeting adjourned at 10:10pm

Attested by



Gwendolyn Bole, Secretary, on April 18, 2018

*These minutes were approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Attachment A:**

**ANC 3C Resolution No. 2018-007  
Regarding Mayor Bowser to Fund the University of the District of Columbia Budget  
Request Level**

WHEREAS, the University of the District of Columbia (UDC) is the only public urban land-grant institution of higher learning in the District of Columbia, and it requires an appropriate level of investment - operations and capital - to improve graduation and professional certification outcomes;

WHEREAS, Mayor Bowser's goal is to create "Pathways to the Middle Class";

WHEREAS, the University of the District of Columbia is a critical participant in ensuring that District residents in all 8 wards have the opportunity through education, and skills to reach the middle class;

WHEREAS, 72% of UDC degree-seeking students are District residents and despite many challenges, the University's programmatic innovations and achievements have propelled many of them to success;

WHEREAS, in the 1990s, the Control Board cut the University's budget over 50% and in retrospect, it has been acknowledged that the cuts were too deep;

WHEREAS, successive Mayoral administrations have funded minimum requests, the deep cuts, however, stymied long range planning and execution on operations and infrastructure and generated health and safety challenges with University buildings;

WHEREAS, maintaining a system of public higher education in the District requires a strong flagship offering undergraduate and graduate degrees, a viable branch campus (Community College) and a school of law to fulfill the residents and statehood aspirations;

WHEREAS, the University needs a long range funding commitment of an additional \$46.3 million in operating subsidy over the next four years over its current FY2018 base of \$78.6 million and a \$724 million infusion of capital funding over the next ten years.

WHEREAS, this investment will enable the University to improve academic programs and modernize infrastructure in order to increase the number and quality of degrees and professional certifications awarded, which will create more “Pathways to the Middle Class”;

THEREFORE, BE IT RESOLVED that Advisory Neighborhood Commission 3C strongly urges:

- (1) Mayor Bowser consult regularly with the University leadership to be attuned to the University’s needs and challenges;
- (2) Mayor Bowser fund the operational and capital modernization needs of the University of the District of Columbia at the requested level; an additional \$46.3 million in operating subsidy over its current FY2018 base of \$78.6 million through FY2019 thru 2022 and a \$724 million infusion of capital funding over the next ten years.

BE IT FURTHER RESOLVED that ANC 3C fully supports this budget priority and urges Mayor Bowser to provide the University of the District of Columbia with the resources necessary to achieving the “Pathway to the Middle Class” for all District residents.

BE IT FURTHER RESOLVED that the Chair and/or her designees are authorized to represent the Commission in this matter.

**Attested by**



Nancy J. MacWood  
Chair, on March 19, 2018

*This resolution was approved by a voice vote on March 19, 2018, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Attachment B:**

**ANC 3C Resolution No. 2018-008  
Regarding Amendments to the Framework Element, DC Comprehensive Plan, Bill  
22-663**

WHEREAS, the District of Columbia Council is authorized to review amendments to the DC Comprehensive Plan in periodic cycles, and that process is currently underway; and

WHEREAS, the Mayor sent amendments to the Framework Element of the Comprehensive Plan (Bill 22-633) to the Council of the District of Columbia (Council), which were prepared by the Office of Planning (OP), and will be followed later by legislation that would amend other elements of the Comprehensive Plan; and

WHEREAS, the DC Comprehensive Plan is law and is the pre-eminent planning document that guides all land use decisions and planning, and sets goals for using land use policy to achieve the shared values of all residents; and

WHEREAS, OP did not schedule any public meetings to inform the public and Advisory Neighborhood Commissions (ANCs) about the content of the amendments or the potential effect of the amendments even though the Office of Planning announced at the beginning of the amendment process in 2017 that it would provide a 60-day public comment period on its selection of Comprehensive Plan amendments prior to submitting amendments to the Council; and

WHEREAS, the Framework Element is a foundational element of the Comprehensive Plan and includes the Generalized Policy Map, which forecasts where development will occur and what levels of development are appropriate over the next 20 years, and Future Land Use Map, which presents a hierarchy of types of development (row houses, apartment buildings, commercial buildings) and building densities and where those building types are planned; and

WHEREAS, the Council amends and approves the Comprehensive Plan and its planning maps and the Zoning Commission writes zoning regulations and reviews Planned Unit Developments (PUDs), but its decisions cannot be inconsistent with the Comprehensive Plan, including the maps; and

WHEREAS, the OP amendments, Section 223 through 228, would significantly change the effect of the maps by inserting conditions, disclaimers, exemptions and other qualifying language at key points that render these provisions vague and imprecise and give the Zoning Commission discretion to deviate from them at will.

WHEREAS, examples of such changes include:

- OP inserts a proviso that the Generalized Policy Map does “not dictate” land use decision-making; whereas now the policy map forecasts development patterns that residents and property owners rely on.

- OP adds provisos making the FLUM’s list of zones appropriate for each land-use category “not exclusive” so that the Zoning Commission can add undisclosed other zones at will, or on the basis of such undefined criteria as “consistency with the Comprehensive Plan policies on balance” or “meeting the intent of the identified land use category.” Thus, for example, the Commission might insert a high-density zone into a lower-density area, or a non-residential zone into a residential area.

- OP downgrades the current “definitions” of most land-use categories to the term “descriptions,” implying less binding effect on the Commission.

- OP inserts language directing that the FLUM’s list of zones appropriate to each land-use category are “not intended to be strictly followed” in determining whether the Zoning Commission’s changes to the zoning map or approvals of PUDs are consistent with the Comprehensive Plan, and that the boundaries of the FLUM’s land use categories are “soft-edged;” and

WHEREAS, OP amendments would remove the certainty about types and levels of development citywide that currently are displayed on the maps and that provide the standard to measure the consistency of Zoning Commission decisions with the Council approved maps. Examples of such changes include:

- OP amends the definition of the “High Density Commercial” category on the FLUM so as to permit extending its scope beyond downtown to as-yet unspecified other areas of the city. This could have a number of impacts, including leading to teardowns of rent controlled buildings and reduction of affordable housing. Almost all the zone districts now designated as High Density Commercial incentivize housing, but do not require Inclusionary Zoning, and even if Inclusionary Zoning were required in these zones, only 8-10% of the residential space would have to be set aside for residents earning up to 60% area median income.

- The Generalized Policy Map historically has placed the bulk of the District’s residential neighborhoods, including those in ANC 3C, in “Neighborhood Conservation Areas” where little change is anticipated. OP alters the definition of these areas to encourage greater development, including removal of references that such developments should be “small in scale” and “residential.” OP further seeks to deprioritize the FLUM in guiding densities in these areas; and

WHEREAS, OP’s proposed changes would have a profound effect on land-use regulation in the District:

- The proposed changes would severely degrade the authority of the Council’s FLUM and Generalized Policy Map, which have historically served as the fundamental rules of the system in land-

use decision making, to such an extent that these maps and their accompanying text become merely one factor for the Zoning Commission to consider in decision-making but a factor that can be disregarded.

-Alternatively, the Zoning Commission could rely on undefined criteria as “consistency with the Comprehensive Plan policies on balance” or “meeting the intent of the identified land use category.”

-Consequently, a prospective homeowner could not safely rely on the FLUM to show what sorts of development might be allowed in his or her neighborhood or be assured of a reasonable degree of stability in the current zoning.

WHEREAS, there is no necessary connection between these changes proposed by OP and any of the policy goals that the Comprehensive Plan should seek to promote, including creating more affordable housing, increasing family housing, including affordable family housing, and maintaining existing affordable housing, like rent controlled units of which there are many in Ward 3; and

WHEREAS, OP still has the opportunity to propose changes to the FLUM and Generalized Policy Map and thus propose specific increases in zoning. These changes will be subject to ANC and citizen comment, as well as the review of Council:

THEREFORE, BE IT RESOLVED that ANC 3C finds that the intended check and balance on the Zoning Commission provided by the Council approved planning maps in the Framework Element and the requirement that Zoning Commission decisions not be inconsistent with the maps ensures a predictable standard for Zoning Commission decision making.

BE IT RESOLVED that Advisory Neighborhood Commission 3C finds that OP’s proposed changes to the Framework Element of the Comprehensive Plan, Sections 223 through 228, would enlarge the discretion of the Zoning Commission in determining appropriate density, height and use, drafting and mapping of regulations, and approving development projects, including Planned Unit Developments (PUDs).

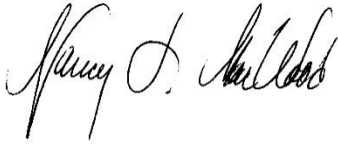
BE IT RESOLVED that ANC 3C finds that these changes would reduce the ability of neighborhoods and ANCs to have a say in the type and nature of development in their neighborhoods, instead giving more influence to the unelected Zoning Commission and could place much, if not all, of the Zoning Commission’s decision-making beyond the reach of meaningful review by the D.C. Court of Appeals as to compliance with the Plan, leaving citizens adversely affected by those decisions without remedy, and rendering largely ineffectual that half of the District’s land-use regulation system that is controlled by the people’s elected representatives. ANC 3C supports public participation in Zoning Commission and Board of Zoning Adjustment cases and urges the Council to ensure that its role and that of ANCs and residents in shaping growth throughout the city be maintained.

BE IT RESOLVED that ANC 3C urges the Council of the District of Columbia to consider strong policies that guide the Zoning Commission to maintain existing affordable housing, including rent-controlled buildings, to incorporate significant family-suited units in new construction, to actively avoid displacement of District residents, and to significantly increase the number of residential units affordable to residents at very low to moderate income levels in new construction in order to rebuild the inventory of affordable housing.

BE IT RESOLVED that ANC 3C urges the Council of the District of Columbia, to comprehensively amend the proposed changes in the Framework Element now pending so as to ensure that the force and authority of the Generalized Policy Map and Future Land Use Map adopted by the Council are maintained and strengthened, thus protecting the capacity of ANCs and the District’s citizens to participate effectively in land-use decision making and benefit from a reasonable level of stability and predictability in zoning.

FURTHER, BE IT RESOLVED that the Chair or their designees are authorized to represent the Commission in this matter.

**Attested by**



Nancy J. MacWood  
Chair, on March 19, 2018

*This resolution was approved by a roll call vote of 7-0-2 on March 19, 2018, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Attachment C:**

**ANC 3C Resolution No. 2018-009**  
**Resolution on the Framework Element, DC Comprehensive Plan, Bill 22-663**  
**Concerning Affordable Housing, Family Housing and Displacement**

WHEREAS, the District of Columbia Council reviews the amendments to the DC Comprehensive Plan on average once every six years, and that process is currently underway; and

WHEREAS, the Mayor sent amendments to the Framework Element of the Comprehensive Plan (Bill 22-633) to the Council of the District of Columbia (Council), which were prepared by the Office of Planning (OP), and will be followed later by legislation that would amend other elements of the Comprehensive Plan; and

WHEREAS, the Office of Planning's predicted population growth will place significant pressure on existing housing stock and substantially increase demand for new housing stock;

WHEREAS, this increase in demand for housing will result in an increase in rental costs without a commensurate increase in housing supply;

WHEREAS, the draft amendments note that the average household size in DC is projected to steadily increase, but that this growth is contingent in large part, on the District's ability to increase family housing units;

WHEREAS, the Office of Planning notes that the District's ability to retain its families will require further development of appropriate family housing affordable for all levels of income;

WHEREAS, this growth in demand for housing will exacerbate the displacement of established and vulnerable communities throughout the District of Columbia;

WHEREAS, this growth in demand for housing will exacerbate the affordable housing crisis in the District of Columbia;

THEREFORE, BE IT RESOLVED that ANC 3C urges the Council to add language to the Framework Element that stresses the importance of the creation and preservation of affordable housing maximizing access to transit, jobs, schools, recreation and services.

BE IT RESOLVED that ANC 3C urges the Council to add language to the Framework Element that stresses the importance of the creation and preservation of family housing units for all levels of income.

BE IT RESOLVED that ANC 3C urges the Council to add language to the Framework Element that stresses the importance of anti-displacement policies and further describes the problem of displacement in greater detail with relevant data.

FURTHER, BE IT RESOLVED that the Chair and the Commissioner for 3C04, or their designee, are authorized to represent the commission on this matter.

**Attested by**

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive style with a large initial "N".

Nancy J. MacWood  
**Chair, on March 19, 2018**

*This resolution was approved by a voice vote on March 19, 2018, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*