



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G
CHEVY CHASE, BARNABY WOODS, HAWTHORNE

COMMISSIONERS

3/4 G-01 - Abraham Clayman, Secretary	5601 Connecticut Avenue N.W.
3/4 G-02 - Chanda Tuck-Garfield, Treasurer	P.O. Box 6252 Washington, D.C. 20015
3/4 G-03 - Randy Speck, Chair	3G@anc.dc.gov
3/4 G-04 - Rebecca Maydak	http://www.anc3g.org
3/4 G-05 - Gerald Malitz	YouTube: ANC3G
3/4 G-06 - Dan Bradfield	202.363.5803
3/4 G-07 - Christopher Fromboluti, Vice-Chair	

Meeting Minutes
ANC 3/4G Public Meeting
December 9, 2019
Chevy Chase Community Center, 7:00-9:00 pm
5601 Connecticut Avenue, NW
Washington, DC 20015

Summary:

- A discussion and possible vote on a public space permit application at 5101 Connecticut Avenue NW was postponed until January.
- The Commission voted to approve applications by The Avenue and Capital Crab & Seafood for a Substantial Change to their liquor licenses to add sports wagering to their operations.
- Director Trueblood from the Office of Planning presented on proposed changes to the Comprehensive Plan.
- Commission Fromboluti provided an update on the modernization of the Chevy Chase Community Center.
- Commissioner Speck provided an update on the work of the Comprehensive Plan Task Force.

Introductions and Adoption of Agenda (00:00:00):

Commissioner Speck called the meeting to order at 7:00pm. Commissioner Speck reviewed the meeting procedures. Commissioners introduced themselves. Commissioners Bradfield Clayman, Fromboluti, Malitz, Maydak, and Speck were present. Commissioner Tuck-Garfield was absent. A quorum was declared. 35 people attended the meeting. The agenda was adopted with by a vote of 6-0.

Commissioner Announcements (00:05:20):

Commissioner Speck announced that Ingleside Continuing Care Retirement Community's construction of two new independent living buildings and a new health care center is nearing completion. The ANC's review of this project began more than six years ago, and Ingleside's management has worked with the Commission throughout the planning and execution. The ANC and Ingleside entered a 16-page agreement exactly five years ago, and that agreement has been monitored by an ANC Task Force consisting of two commissioners, a

representative of Ingleside residents, a representative from the institutional neighbors, and four representatives of nearby residents. The task force met monthly throughout construction. The major buildings are now complete, and new residents will move in in January. The project has been marked by cooperation and adherence to the terms of the agreement.

Commissioner Speck announced that the ANC's Comprehensive Plan Task Force will hold its final public meeting at the Community Center on December 16, 2019, at 7:00 pm. This meeting will consider a report and recommendations that it will make to the full Commission.

Commissioner Speck announced that the Public Service Commission will hold a public meeting on January 8, 2020, at the Commission's Hearing Room 1325 G Street, NW, Suite 800. This meeting will be an opportunity for residents and businesses to comment on Pepco's requests for approval of a change in the "Underground Project Charge" ("UPC") to recover costs incurred by Pepco and an order authorizing Pepco to assess a charge, called the "Underground Rider," to recover charges imposed on Pepco by the District of Columbia. More information is available at <http://bit.ly/2LF5U8p>.

Commissioner Maydak announced that the Department of Parks and Recreation will hold a groundbreaking ceremony for the new Lafayette Recreation Center at 3:00 pm on Saturday, December 14, 2019, at 3:00 pm.

Commissioner Clayman announced that the ANC and the Department of Transportation will hold a meeting to kickoff construction on the Oregon Avenue rehabilitation project on December 11, 2019, at 6:30 pm at Lafayette Elementary School. Construction is expected to begin on Monday, December 16, 2019.

Community Announcements (00:11:27)

Gabrielle Priest, Ward 4 liaison in the Mayor's Office of Community Relations, made several announcements:

- That the District would spend \$910 million on small business enterprises in FY2020. More information can be found at business.dc.gov.
- EdFest will take place on December 14, 2019 between 11:00am – 3:00pm at the DC Armory. More information can be found at myschooldc.org.
- The 21st annual Senior Living Celebration will take place December 19, 2019 at the DC Armory beginning at 11:00am. More information can be found at <http://bit.ly/2LTqNgr>.

Sam Stephens, legislative assistant in Councilmember Todd's office, made several announcements:

- The Ward 4 Coat Drive collected over 650 coats for those in need.
- The Councilmember's office is looking into the enforcement of car sharing vehicles parking on residential streets.

Discussion and possible vote on public space permit application to install a fence over 42 inches high at 5101 Connecticut Avenue, NW (Tracking #339955) (00:19:20):

Commissioner Fromboluti announced that he had received a mailing regarding the permit application at this address but that it did not contain the relevant drawings. Therefore, the issue will be postponed and discussed at a January meeting of the ANC.

Discussion and possible vote on applications by The Avenue and Capital Crab & Seafood for a Substantial Change to their liquor licenses to add sports wagering to their operations (License numbers ABRA-101007 and ABRA-106151) (00:20:43):

Commissioner Bradfield announced that the DC Lottery has made it possible for local businesses to apply for an amendment to an existing liquor license that would allow for sports wagering.

Tim Walsh, Chevy Chase resident and owner of The Avenue and Capital Crab & Seafood, introduced himself and explained that he was applying for a Class B license. With this license, customers at the restaurant would be able to use a mobile application while at the restaurant to place wagers on sporting events. Mr. Walsh explained that the restaurant is interested in pursuing the license to allow for another revenue stream for the restaurant.

Commissioner Speck asked how the restaurant would make money through wagering. Mr. Walsh explained that no physical money would change hands for wagers. Mr. Walsh estimated that a restaurant like his might earn about \$18,000 per \$1 million wagered.

Commissioners Bradfield and Speck asked about other restaurants applying for wagering licenses. Mr. Walsh stated that there had been approximately 30 license applications, six of which had been approved by ANCs.

Commissioner Malitz asked where the closest approved restaurant would be. Mr. Walsh stated that Cleveland Park Bar and Grill had been approved for a license.

Commissioner Bradfield asked about whether Mr. Walsh wanted approval for both establishments. Mr. Walsh stated that it would add value to the business for both.

Lee Schoenecker, a resident, asked if a specific part of the restaurant would be set aside for wagering. Mr. Walsh stated that the restaurant may place a kiosk in the restaurant but because the wagering is primarily through a mobile application, they do not have plans to delineate a space for wagering.

Jonathan Guy, a resident, asked about how an approval would affect the value of the business's license. Mr. Walsh explained that a wagering endorsement on a license would likely cause the license to be more valuable to buyers.

Andrea Rosen, a resident, asked if the restaurants would advertise the availability of sports wagering. Mr. Walsh stated that no advertising would be done outside of the restaurants.

The Commission voted 6-0 to support the approval of a Class B liquor license for The Avenue and Capital Crab and Seafood.

Discussion of the proposed amendments to the Comprehensive Plan with Director Donaldson from the Department of Housing and Community Development and Director Trueblood from Office of Planning (00:34:50):

Commissioner Speck provided background on the steps the ANC has taken to analyze the proposed amendments to the Comprehensive Plan and to prepare comments and recommendations. On October 28, 2019, the ANC created an 11-person task force of commissioners, residents, and business owners to gather information and make a report to the full Commission. That task force has held three public meetings, exchanged a number of emails among themselves and with the Office of Planning's (OP's) technical staff, and independently studied the 1400-page proposed amendments. The ANC passed a resolution on November 25, 2019, asking OP to extend the deadlines by 60 days (<http://bit.ly/2Ln8xvv>), but no extension was likely.

The task force has one more public meeting scheduled on December 16th before the December 20, 2019 date for public comments. It has also initiated an online survey (<http://bit.ly/38ntOPz>) that went live on December 2, 2019. ANC resolutions are due by January 31, 2020.

Commissioner Malitz provided an update on the number and characteristics of respondents to the survey so far. 286 responses have been received so far.

The task force and many residents also attended OP's Ward 3 meeting on December 7, 2019.

The Task Force is primarily considering three issues:

1. The Task Force is examining the Future Land Use Map (FLUM) changes that affect the business corridor along Connecticut Avenue between Livingston and Chevy Chase Circle. Specifically, the Task Force is seeking a clear answer about what the proposed changes from low-density commercial to mixed-use low-density commercial and moderate-density residential mean.
2. The Task Force supports the general goals to create more affordable and workforce housing in Rock Creek West and specifically within ANC 3/4G. The task force spent one meeting developing ideas for how affordable and workforce housing can be built in the community.
3. The Task Force is concerned that the Comprehensive Plan projects continued rapid growth over the next 20 years but does not adequately plan for the necessary infrastructure to support that growth, particularly for public schools. ANC 3/4G raised these issues in testimony about the Framework Element. That testimony can be accessed at <http://bit.ly/2MSuCD8> and <http://bit.ly/2pkWKGe>.

Director Trueblood commended the ANC for its work in response to the Comprehensive Plan.

Commissioner Trueblood explained that the previous plan envisioned growth in previously underutilized or underdeveloped parts of the city. Commissioner Trueblood explained the primary need that the Plan would meet is the need for housing. The Office of Planning has received 3000 comments since opening for comments in 2017. The Mayor has set a goal of constructing 36,000 units of housing, including nearly 2,000 units of affordable housing the Rock Creek West area of the city, which includes ANC 3/4G.

The Office of Planning hopes that the DC Council will approve plan in 2020. Public comments will be accepted through December 20, 2019. ANC feedback will be accepted through the end of January.

Commissioner Speck asked about what the Comprehensive Plan calls for in terms of maximum height and density for the area of Connecticut Avenue within north of Livingston Street to Chevy Chase Circle. Director Trueblood stated that the proposed Future Land Use Map (FLUM) designates this area as mixed-use with low-density commercial and moderate-density residential. He said that this would be consistent with an MU-4 zone north of Livingston. This type of zoning would potentially mean commercial establishments on the ground floor and residential units built three or four stories above.

Once the Comprehensive Plan is approved, the Zoning Commission is responsible for changing any areas to new zones. These changes must not be "inconsistent" with the Comprehensive Plan as required by law.

Commissioner Malitz asked about the number of residents in Ward 3 who had responded to the survey. Director Trueblood stated that the number of respondents would be explained in the District's Housing Equity Report, and he accepted Commissioner Malitz's report of 209 survey respondents in Ward 3.

Commissioner Malitz asked Director Trueblood to provide additional information regarding the number of schools and the capacity of those schools in each area. He also asked Director Trueblood to provide more information about the number of amendments and comments received regarding each element of the Plan.

Commission Fromboluti stated that changes to the Future Land Use Map would increase land values and encourage further development.

Commissioner Maydak asked when an entirely new plan would be developed. Director Trueblood stated that a new plan would be formulated in 2025.

Director Trueblood stated that the 2016 zoning changes included provisions for accessory dwelling units. Councilmember Nadeau had proposed elimination of single-family residential zones, but instead the Council passed a requirement that the Office of Planning provide a report on single-family residential zoning.

Lee Schoenecker, a resident, expressed concern that the Framework Element of the Plan approved by the Council projected that the District would grow to a population that could not be supported by the land area of the District and was, therefore, not realistic. He also said that the Plan lacks a necessary financial plan to achieve the stated objectives.

Director Trueblood stated that the District's finance plan is contained in the Capital Improvement Plan, passed annually by the Council. He also stated that compared to other cities, Washington was not as densely populated as others and, therefore, could grow.

Alan Silverleib, a resident, asked about the future of the Episcopal Center for Children and whether it would be redeveloped as a public school. Director Trueblood stated that the Office of Planning was open to discussing this possibility but that the Deputy Mayor for Education's office was in charge of planning for future school development.

Andrea Rosen, a resident, asked about affordable housing goals. Director Trueblood stated that once the Plan was approved, there would be further discussion about the exact location and development of affordable housing in a given neighborhood.

Jon Guy, a resident, asked whether a 75-foot high buildings could be developed on the Connecticut Avenue commercial corridor as part of a Planned Unit Development (PUD) in an MU-4 zone. Mr. Guy expressed concern that in order to meet the District's affordable housing goals using inclusionary zoning, 20,000 additional units of housing would need to be constructed.

Director Trueblood stated that 20,000 units would not be necessary because inclusionary zoning is only one tool to create affordable housing. He also stated that any development project, including PUDs, would need to come before the Zoning Commission and that any PUD would be discussed by the ANC and the views of the ANC would be given great weight.

Mr. Kahn, a resident, asked about the numbers of middle-income people already living in Rock Creek West. Director Trueblood stated that Rock Creek West has the lowest percentage of people living below 60% AMI of any planning area.

Commissioner Speck stated that the Task Force wanted to ensure that the community's input would be heard for any future development that is based on the new Comprehensive Plan amendments.

Commissioner Malitz asked about workforce housing. Director Trueblood stated that the Mayor proposed \$20 million for workforce housing in the FY20 budget, but the Council applied those funds for another purpose.

Director Trueblood stated that the District did see workplace housing as an “important piece of the city’s housing needs.”

Mr. Kahn asked about how the Office of Planning would respond to questions submitted. Director Trueblood stated that the Office would respond to ANC public comments but not to every individual resident comment.

Update on the Chevy Chase Community Center modernization design process (01:55:20):

Commissioner Fromboluti stated that the next public meeting on the modernization of the Chevy Chase Community Center would be at the Community Center on Wednesday, December 18th at 7:00 pm.

Update on the Comprehensive Plan Task Force (01:56:05):

The next and final Comprehensive Plan Task Force meeting will be on December 16, 2019, from 7:00 pm to 9:00 pm at the Community Center. At this meeting, we will focus on creating a report to the full Commission that includes the Task Force’s analysis of the proposed Comprehensive Plan amendments as they affect our neighborhood and recommendations for changes. The Task Force has focused most of its attention on the Connecticut Avenue corridor, which clearly has the most significant impact, but it will also look at any other proposed changes from the community — e.g., addressing the environmental impact of street lighting, any other proposed changes to the FLUM (e.g., proposals related to the Episcopal Center for Children), or comments on other specific elements of the Plan (e.g., transportation or education facilities).

Commission Business (01:57:42):

Commissioners approved the minutes for November 25, 2019 by a vote of 6-0.

Commissioner approved the following checks by a vote of 6-0:

- \$85 to Computeroo (to fix a scanning issue)

Commissioners approved a resolution giving the treasurer continuing authority to write checks until the January 13, 2020 meeting by a vote of 6-0.

Commissioner Speck listed possible agenda items for the December 9, 2019 meeting:

- election of new officers
- adoption of by-laws
- adoption of 2020 meeting schedule
- adoption of resolution approving the ANC’s participation in the Advisory Neighborhood Commission Security Fund and authorizing the Treasurer to pay the \$25 fee for the period January 1, 2020, through December 31, 2020
- discussion of possible resolution on the Office of Planning’s proposed amendments to the Comprehensive Plan
- discussion and possible vote on resolution relating to the “Flavored Electronic Smoking Device Prohibition Amendment Act of 2019,” Bill B23- 0453 (<http://bit.ly/2Kkp0jt>)

The meeting adjourned at approximately 9:00 pm (01:59:48).

Signed:

Randy Speck
Chair

Abe Clayman
Secretary