



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
January 13, 2020
Chevy Chase Community Center, 7:00-9:00 pm
5601 Connecticut Avenue, NW
Washington, DC 20015

Summary:

- The Commission elected new officers, approved its by-laws, and established a meeting schedule for 2020.
- The Commission voted to object to an application to the public space committee for a permit to build a 42 inch fence at 5101 Connecticut Avenue NW.
- The Commission discussed the actions of the Comprehensive Plan Task Force, its community survey, and its draft report.
- The Commission approved testimony to be delivered at Performance Oversight hearings for the Office of the Chief Technology Officer and the Department of Transportation.
- The Commission discussed the Oregon Avenue Reconstruction project and plans to communicate information about the project to the community.
- The Commission discussed the draft concept design for the Chevy Chase Community Center modernization.

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 Clayman, Fromboluti, Malitz, Maydak, and Speck were present. Commissioners Bradfield and Tuck-Garfield were absent. A quorum was declared. 35 people attended the meeting. The agenda was adopted by a vote of 5-0.

Commissioner Announcements (00:07:05):

Commissioner Speck announced that Representative Eleanor Holmes Norton is holding her quarterly meeting with the National Park Service at the Cleveland Park Library, 3310 Connecticut Avenue, NW on Thursday, January 30, 2020, from 6:30 pm to 8:00 pm. Park Service officials will be there to answer questions.

Commissioner Speck announced that the District Council has begun its annual performance oversight hearings for every District agency. The schedule for those hearings is available at <http://bit.ly/2tX1zaw>. There will be a further opportunity to testify about work agencies' will be undertaking in FY 2021 at the annual budget hearings, which the Council will hold in March and April, and that schedule is available at <http://bit.ly/2sp6kJM>.

The Commission's Comprehensive Plan Task Force had to cancel its meeting on January 7, 2020, because the Community Center was closed due to snow. That meeting has been rescheduled for January 23, 2020, at the Community Center from 7:00 pm until 9:00 pm. The Task Force will be finalizing its report and recommendations to the Commission. The draft report is available at <http://bit.ly/2Fs1y0Z>.

The United Planning Organization is holding a forum on Equity in Affordable Housing on Thursday, January 13, 2020, at the Washington Marriott at Metro Center, 775 12th Street, NW, beginning at 5:00 pm. Local leaders and advocates in housing, urban planning, and economic development will explore effective ideas to achieve greater equity in the District's affordable housing.

DDOT will begin roadwork on Connecticut Ave. from Northampton St. to Chevy Chase Circle starting Tuesday, January 15. Construction is scheduled to be completed by Tuesday, January 22, weather permitting. The repair work will be done during non-rush hours only: Monday - Friday, 9:30 am to 3:30 pm and Saturday from 7:00 am to 7:00 pm. At least one lane of traffic will be open in each direction. Curbside parking will not be allowed on some blocks of Connecticut Ave. during construction days. Parking restriction signs will be posted at least 72 hours in advance at locations where parking won't be allowed for the duration of No Parking dates.

Commissioner Maydak announced that the Lafayette Recreation Center modernization project was ongoing.

Community Announcements (00:11:37)

Gabrielle Priest, Ward 4 liaison in the Mayor's Office of Community Relations, announced that the Mayor would be marching in the MLK Day Parade.

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

- Councilmember Todd introduced the Senior Employment Tax Credit Amendment Act of 2020. More information about this legislation can be found at <http://bit.ly/3ahaJPR>.
- Reconstruction of Bingham Drive is expected to be complete in April 2020.

Election of new officers, adoption of by-laws, adoption of meeting schedule, and ANC Security Fund (00:18:05):

The Commission voted to elect the following slate of officers by a vote of 5-0: Randy Speck, Chair; Chris Fromboluti, Vice Chair, Abe Clayman, Secretary; and Chanda Tuck-Garfield, Treasurer.

The Commission voted 5-0 to adopt minor conforming and technical changes to its by-laws.

The Commission voted 5-0 to adopt the following meeting schedule for 2020:

January 13	June 22
January 27	July 13
February 10	July 27
February 24	September 14
March 9	September 28
March 23	October 26
April 13	November 9
April 27	November 23
May 11	December 14
June 8	

The Commission voted 5-0 to adopt the form resolution provided by the Auditor’s office and approve the \$25 ANC Security Fund fee.

Discussion and possible vote on public space permit application to install a fence over 42 inches high at 5101 Connecticut Avenue, NW (Tracking #339955) (00:22:30)

Commission Fromboluti explained that the Commission has not received information about the project from the developer. He said that the only drawing accompanying the application did not relate to the fence at issue. Based on this lack of necessary information, the Commission voted 5-0 to object to the application.

Discussion of report from the ANC’s Comprehensive Plan Task Force and possible resolution on the Office of Planning’s proposed amendments to the Comprehensive Plan (00:25:10)

Commissioner Speck explained that extensive background information is available and described in more detail in the minutes of the ANC’s October 28, 2019 meeting, available on the ANC’s website (<http://bit.ly/373tRj1>). There is also a summary of the background on the video of the Task Force’s December 16, 2019 meeting, available at <https://youtu.be/9W3tM5f0-pY>.

Commissioner Speck provided information regarding the Comprehensive Plan, explained in detail below:

There are four major components to the Comp Plan: (1) the Framework Element is approved by the Council, and we can’t propose changes; (2) city-wide elements — e.g., housing, transportation, and education facilities; (3) the Rock Creek West Area element; and (4) the Future Land Use Map for Connecticut Avenue, which makes a change to the policy plans for the current business corridor from Livingston Street to Chevy Chase Circle (<http://bit.ly/2Cs35Tj>). The FLUM is part of the Comprehensive Plan and carries the same legal weight as the Plan document itself. It is not a zoning map. Whereas zoning maps are parcel-specific, and establish detailed dimensional standard requirements for setbacks, height, use, parking, and other attributes, the FLUM is intended to be soft-edged and its categories do not specify allowable uses or dimensional standards. The listed zone districts in the FLUM are not exhaustive, and other zone districts may also apply.

As discussed at the November 21 Task Force meeting, a central premise of the Comp Plan is the need for more affordable housing and for that affordable housing to be more equitably distributed throughout the District.

The Housing Equity Report says that Rock Creek West — including our ANC — has only 470 units and sets a “Dedicated Affordable Housing Production Goal” of 1990 new units by 2025.

The Housing Element of the proposed Comprehensive Plan (<http://bit.ly/2XyrNuT> at 1) emphasizes ensuring housing affordability across all incomes, furthering fair housing opportunities especially in high cost areas, fostering housing production to improve affordability, and preserving existing affordable housing.

The Plan defines “affordable housing” “as housing in which occupancy is limited to households meeting special income guidelines.” There are various levels of affordability as a percentage of the “Median Family Income” (MFI), which in 2019 is \$121,300 for a family of four in the District.

“Inclusionary zoning” is a requirement that new residential buildings of 10 units or more set aside 12.5% or more of the project towards affordable units, but in 2017, that program produced “almost 600 affordable units as of Fiscal Year 2017, with another 800 expected over the next several years at a pace of close to 200 affordable units per year.”

The Plan specifies higher affordable housing objectives for publicly owned sites, “requir[ing] that 20 to 30 percent of the housing units built on publicly owned sites . . . are reserved for a range of household incomes,” with priority for “the provision of affordable housing in areas of high housing costs” (at page 27).

These policies appear to be reflected in the Rock Creek West Area Element (<http://bit.ly/2JCgwnD>). “Increasing the production of affordable and moderate income units in Rock Creek West is a priority.” It will be the District’s policy to “recognize the opportunity for infill development within the areas designated for commercial land use on the Future Land Use Map. When such development is proposed, work with ANCs, residents, and community organizations to encourage mixed-use projects that combine housing, including affordable housing, neighborhood-serving retail, and commercial uses.” That policy is further specifically applied to the Connecticut Avenue corridor: “Recognize the opportunity for additional housing, including new affordable and moderate income units, with some retail and limited office space along the Connecticut Avenue corridor” (at page 30).

Finally, the FLUM would implement these affordable housing policies by changing the designations for the commercial strip on Connecticut Avenue from Livingston Street north to Chevy Chase Circle from low-density commercial (with the Community Center and Library designated as local public facilities) (see the existing FLUM at <http://bit.ly/32SZw3m>) to mixed use low-density commercial and moderate-density residential (with the Community Center and Library designated as mixed use local public facilities, low-density commercial, and moderate density residential) (see the proposed FLUM at <http://bit.ly/2JBLYfk>).

At the Task Force’s November 21st meeting, there was a general consensus that: (1) more affordable and work force housing in our community is desirable to promote greater diversity, to provide housing in the District for public servants (e.g., teachers, librarians, police, fire), and to address District-wide concerns about equity; (2) Inclusionary Zoning will not, by itself, come close to producing the number

of affordable housing units contemplated in the Comprehensive Plan; and (3) the community should support alternative ways to provide affordable and work-force housing in the neighborhood where it makes the most sense (e.g., through non-profit development of dedicated affordable and work-force housing, facilitating more Accessory Apartments or ADUs).

The December 2, 2019 task force meeting focused on the community's vision for development along Connecticut Avenue from Livingston Street to Chevy Chase Circle. The Task Force arrived at a general consensus about the characteristics they would like to see in this corridor. Also on December 2nd, the Task Force went live with a short on-line survey.

On December 7, 2019, there was another OP presentation at Wilson High School for all of Ward 3 where staff were available for questions, and several task force members attended. On December 9, 2019, OP Director Andrew Trueblood came to the ANC's regular meeting to make a presentation on the Comprehensive Plan and to answer questions.

The December 16, 2019 task force meeting focused on the report that the Task Force will give to the ANC. Because there were a number of residents that had not attended previous meetings, this meeting reviewed some of the prior discussions. It also included discussion of the scope of the report, emphasizing the issues around the future of the Connecticut Avenue business corridor, and the need to match infrastructure improvements with projected population increases.

The Task Force prepared a draft report (<http://bit.ly/2Fs1y0Z>) that was to have been discussed at the January 7, 2020 meeting that had to be rescheduled for January 23, 2020.

Commissioner Malitz described the results of the survey that the Task Force conducted. 682 people completed the survey. Safety, schools, and the environment were the most important issues identified by residents that they want to see in the neighborhood.

A resident asked how the survey results could be accessed. Commissioner Malitz stated that the survey and report would be announced via NextDoor, Google Groups, Chevy Chase Listserve, and on the ANC website.

A resident asked if ANC 3/4G has contacted other ANCs as part of the process to give feedback on the Comprehensive Plan. Commissioner Speck explained that he had been in contact with ANCs in Ward 3 and Ward 4, but no other ANC was addressing the issues that affect our neighborhood.

Commissioner Speck explained that the Task Force is also considering including comments on other aspects of the Comprehensive Plan amendments including on street lighting to reflect the work of the Mayor's advisory panel on street lighting and our ANCs lighting task force.

Commissioner Clayman and Maydak asked questions about recommendations with respect to inclusionary zoning. Commissioner Speck explained that inclusionary zoning is not the only mechanism that should be used to increase the availability of affordable housing and would not provide a sufficient number of affordable units to meet the Mayor's goals for Rock Creek West.

Commissioner Speck explained that the Office of Planning should draft a small-area plan for the Chevy Chase Gateway from the Circle to Livingston Street.

A resident asked about provisions in the report and plan for senior citizens, individuals with disabilities, and people on modest incomes. Commissioner Speck responded that he would look in the plan to see what provisions have been made.

A resident asked about the purpose of the task force if the planning process was poorly executed. Commissioner Speck explained that the ANC has a number of opportunities to provide feedback, including at performance oversight hearings in the spring. He also emphasized that the ANC's comments can help to correct and improve key parts of the proposed Comprehensive Plan amendments. Commissioner Clayman also stated that residents also voted in elections every two years and that the Comprehensive Plan could be an issue during the election.

Commissioner Speck explained that the ANC consider the Task Force's recommendations at the January 27, 2020 meeting. It may vote on the recommendations at its February 10, 2020 meeting before the February 14, 2020 deadline for ANC resolutions.

Update on the Chevy Chase Community Center modernization design process (01:15:35)

Commissioner Fromboluti explained that Bell Architects had released its concept design for the Chevy Chase Community Center. The design is available at <http://bit.ly/2TmGMYE>. Commissioner Fromboluti commented that he generally approved of the concept design and that it largely reflected the ANC's recommendations in its report.

A resident asked about the inclusion of an auditorium and whether it would address the acoustics problem in the current Community Center's space. Commissioner Fromboluti explained that the architect's concept design spells out the audio-visual system for the auditorium and would address acoustics issues in the design.

Update on Oregon Avenue reconstruction project (01:21:43)

Commissioner Clayman announced that the Oregon Avenue Reconstruction project began in December. The contractor has mobilized to the site, demolished most of the existing pavement in the northbound lane from Beech Street to Western Avenue, and is currently working on the electrical conduit line for DC Plug. The District Department of Transportation has installed traffic controls that were approved in the construction drawings, including signage and an all-way stop sign at Beech Street and Oregon Avenue. DDOT met with the Metropolitan Police Department and MPD has agreed to increase their presence in the area to deter and cite speeding vehicles. The DDOT project team is also actively monitoring contractor traffic and parking. The project is currently proceeding according to schedule, which means that the northbound lane is expected to be complete in March 2020. The full reconstruction of Beech Street to Western Avenue is expected to be completed by July 2020 and the full project is expected to finish in September 2021. Currently, the contractor is planning to engage in work on the weekends, although if this becomes disruptive, residents can contact DDOT or the ANC to request a change to those work hours. More information on the project is available at www.oregonavenueproject.com.

Jam Kendrick, representing Tina Boyd and Associates, briefly spoke about the project and distributed her contact information. Tina Boyd and Associates is contracted to communicate with the public about the construction project. Ms. Kendrick stated she would continue to regularly attend ANC meetings and discuss the project with attendees.

Discussion and possible vote on testimony to be given at the Council's Performance Oversight hearings for the Office of the Chief Technology Officer and the Department of Transportation (01:38:38)

The Commission approved testimony to be submitted as part of the Office of the Chief Technology Officer’s performance oversight hearing by a vote of 5-0. For the Office of the Chief Technology Officer, the testimony recites efforts by our Commission and other commissioners to get OCTO’s assistance in developing technological tools to assist commissioner in communicating better with their constituents and with other commissioners. Since last April, OCTO has not even responded to commissioners’ emails asking for a meeting and assistance. In the testimony, we ask that the Committee direct the Chief Technology Officer to meet promptly with a representative group of ANC commissioners, to identify technologies that are currently available to assist commissioners in communications with each other and constituents, and to work with the OANC “to procure or license mobile technology or software to support Commissioners who wish to use such technology to improve outreach and engagement with their residents,” as the Council appropriated for FY 2020.

The Commission approved testimony to be submitted as part of the Department of Transportation’s performance oversight hearing by a vote of 5-0. In the DDOT testimony, we review the agency’s performance in several areas: (1) failure to address long-standing safety concerns about Chevy Chase Circle; (2) inadequate communications about the kickoff of the Oregon Avenue project; (3) insufficient coordination and notice of paving projects; and (4) inappropriate priorities in sidewalk repairs.

All approved ANC 3/4 public testimony is available at <https://anc3g.org/archives/public-testimony/>.

Commission Business (01:46:15):

Commissioners approved the minutes for the January 13, 2020 meeting by a vote of 5-0.

The Commission approved the following checks by a vote of 5-0:

- \$385.56 to District Department of Employment Services (withholding tax)
- \$41.42 to DC Treasury (unemployment)
- \$15.62 (family leave tax)

Potential agenda items for the January 27, 2020 meeting include:

- Update on construction of sidewalks on Chestnut Street.
- DOEE presentation on energy assistance programs
- Recommendations from the Comprehensive Plan Task Force
- Approval of the ANC’s quarterly report

The meeting adjourned at approximately 8:50 pm (01:48:55).

Signed:

Randy Speck
Chair

Abe Clayman
Secretary