



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne
5601 Connecticut Avenue N.W. P.O. Box 6252 Washington, D.C. 20015
3G@anc.dc.gov <http://www.anc3g.org> YouTube: ANC3G Office: 202.363.5803

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ANC 3/4G Resolution
Requesting the Office of Planning Adopt a
More Engaged and Collaborative Process for Developing the
Chevy Chase Small Area Plan

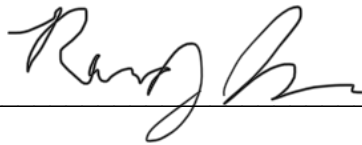
1. Chevy Chase has been challenged to plan for a future that builds on our community's many positive attributes, embodies our residents' hopes and values, fosters a vibrant commercial core and makes good on our responsibilities to the District and beyond.
2. As part of meeting that challenge, the Commission on February 10, 2020, approved a resolution requesting changes in the Office of Planning's October 2019 proposed amendments to the District's Comprehensive Plan.
3. While emphasizing that our community needs to provide more options for affordable housing and can and should accommodate population growth, the Commission concluded that the Office of Planning's proposed amendments would not effectively further these aims in Chevy Chase.
4. The Commission concluded that "most importantly," the Office of Planning through the Comprehensive Plan needed to "mandate a Small Area Plan for ... Chevy Chase" that would "help guide long-range development, improve our neighborhood, achieve citywide goals, and attain economic and community benefits."
5. In an April 23, 2020 response, the Office of Planning said "OP will evaluate neighborhood planning initiatives, including Small Area Plans, for neighborhoods across the District." As part of the Mayor's April 2020 revised Comprehensive Plan amendments submitted to the Council, OP also modified its proposed Generalized Policy

Map to identify the business district from Chevy Chase Circle to Livingston as a “Main Street Mixed Use Corridor” and to make it part of a “Future Planning Analysis Area.” Such areas were defined as “large tracks or corridors where future analysis is anticipated to ensure adequate planning for equitable growth. . . . Planning analyses usually include, but are not limited to, Small Area Plans, Development Frameworks, Technical Studies, Retail Strategies, or Design Guidelines. Such analysis should precede any significant zoning change in this area. . . . Planning should focus on issues most relevant to the community that can be effectively addressed through a neighborhood planning process.”

6. Convinced of the need to gather community input and build a consensus for change, the Commission testified before the Council requesting funding for a Chevy Chase Small Area Plan (SAP), and received important support from Councilmember Cheh, who won Council approval for \$150,000 in the FY 2021 budget to underwrite the SAP process.
7. The Office of Planning has outlined its vision of the soon-to-launch planning process, which is expected to include individual and small-group discussions between residents and Office of Planning officials, input to OP from interested parties via a survey posted on the Chevy Chase SAP website (<https://publicinput.com/13078/>), six meetings of an OP-organized community advisory committee and three OP-organized community-wide meetings between the public launch meeting on March 4, 2021 and August or September 2021.
8. The Commission believes that the small-area planning process offers an invaluable opportunity for residents to engage in a democratic give and take with neighbors about what kind of community we want Chevy Chase to be in the immediate future and a generation hence, and what changes are needed to get us there. Such a process offers the best hope for fostering a strong community consensus, without which development and other changes could spark divisive opposition.
9. The Commission is concerned that, as currently outlined, the SAP process may not make the most of this opportunity. It asks that the Office of Planning take an even more engaged and collaborative approach to the planning process.
10. Among other things, the Commission believes there need to be many more community-wide meetings at different times to allow residents with various schedules to participate. It asks the Office of Planning to schedule more such meetings. If COVID pandemic restrictions allow later in the year, these sessions should include socially distanced in-person meetings or walking tours of areas contemplated for change with those changes described on site. It requests that OP move quickly to pick tentative dates for these sessions and get them placed on the calendar on the Chevy Chase SAP website. It also requests that further meetings of the CAC and plans for targeted engagements be schedule and posted.

11. The Commission believes that the kinds of public conversations needed for the planning process involving large numbers of people can best be conducted with the help of an independent, professional facilitator, such as the Commission understands the Office of Planning has used in other circumstances. The Commission offers to work with the OP to interview and vet potential facilitators.
12. Finally, the Commission believes the planning process may need to play out across a somewhat longer time frame than currently contemplated in order to involve more people, provide flexibility to work through issues as they arise in conversation and, if COVID restrictions loosen, conduct at least a portion of the process in person. It asks the Office of Planning to consider flexibility concerning the length of the SAP process, if additional time is needed to address on-going community concerns.

ADOPTED at a regular public meeting notice of which was properly given, and at which a quorum of seven (7) of seven (7) members was present on February 22, 2021, by a vote of 7 yes, 0 no, 0 abstentions.



Randy Speck, Chair



Lisa R. Gore, Secretary