

ANC 3/4G Winter 2022 (as a follow on to Fall 2021) Information Exchange Series

Thursday, January 20, 2022

Session 7: "So You Have a Small Area Plan -- Now What? Putting Small Area Plans Into Action," with Alexandra L. Cain, Assistant Attorney General, and Maximilian L.S. Tondro, Chief, Land Use Section, Office of the Attorney General for the District of Columbia.

Commissioner Chang (3/4G-05) as host/moderator
Commissioner Cadwell (3/4G-07) present
Commissioner Gore (3/4G-01) present
Commissioner Speck (3/4G-03) present
Commissioner Zeldin (3/4G-04) present

Q&As and Chat

CHAT LOG

John Wheeler to Everyone (6:51 PM)

I'm early to make sure I did the right stuff to get in.

Me to John Wheeler, Host and Panelists (6:51 PM)

Welcome!

larry to Host and Panelists (6:55 PM)

I cannot hear anyone.

John Wheeler to Everyone (6:56 PM)

I was able to hear everyone immediately after entering.

Me to larry, Host and Panelists (6:56 PM)

Larry, check that your audio is coming from your laptop or through your ear device

larry to Host and Panelists (6:58 PM)

I only have usual speakers connected.

Me to larry, Host and Panelists (6:58 PM)

Can you hear us Larry?

larry to Host and Panelists (6:59 PM)

no and I do not see a mute / unmute option

Me to larry, Host and Panelists (7:00 PM)
Log out and log back in. Check your audio for your Zoom

Charles Cadwell, ANC 3/4G-07 to Host and Panelists (7:00 PM)
CAN YOU LOG OFF AND THEN TRY AGAIN?

larry to Host and Panelists (7:00 PM)
ok

Erkin Ozberk to Everyone (7:02 PM)
Sign up for Saturday's Community Design Workshop at
<https://publicinput.com/chevychase>

Daniel Eichner to Everyone (8:04 PM)
great question Chas

Q&A LOG

Maria 7:10 PM

So zoning map can be changed?

This question has been answered live

Allen Seeber 7:12 PM

What is the relationship between zoning and historic preservation regulations? More specifically, land use decisionmaking takes place completely separately from authority of the DC historic Preservation Office, is that not so?

This question has been answered live

Andrea Rosen 7:29 PM

Why does the Future Planning Analysis Area extend a block or so east and west fo Connecticut Avenue, when the Future Land Use Map was only altered for the commercial corridor? What does the existence of a Future Planning Analysis Area foretell for that area, which is currently occupied by single-family residences?

This question has been answered live

John Wheeler 7:30 PM

Is the OAG authorized to participate as a party in zoning cases?

This question has been answered live

Ronald 7:31 PM

your very significant / impactful OAG zoning text proposed changes were not mentioned? Is there a review process that the public can participate with? - like the Comp Plan process?

This question has been answered live

Daniel Eichner 7:38 PM

Thanks for a clear explanation of the process. Please clarify that any map amendments related to the upFLUM will be subject to either IZ+ or negotiation to make sure the value is not a windfall to the property owner, but will result in a substantial increase in affordable housing units

This question has been answered live

Andrea Rosen 7:43 PM

Just as a comment re: Daniel's question, IZ-plus does not always result in additional affordable space.

This question has been answered live

Daniel Eichner 7:43 PM

Does OAG have the capability to do the financial analysis required to make these changes to the IZ program?

This question has been answered live

Richard Teare 7:44 PM

Echoing Mr. Seeber's question: How does historic preservation interact with zoning or with GPM?

This question has been answered live

Ellen McCarthy 7:46 PM

Have you done any financial analysis of whether requiring deeper levels of affordability will make it uneconomical to develop any residential?

This question has been answered live

Ellen McCarthy 7:50 PM

One area which would benefit from legal analysis is what legal/zoning tools are available that could help preserve small retailers at the street level if buildings along Connecticut Avenue were to be redeveloped. Any interest?

This question has been answered live

Ronald 7:52 PM

sorry Connie...assuming approval of (all) text changes - with affordable at the library campus - would those changes likely reduce green space / parking at the campus site?

This question has been answered live

Allen Seeber 7:53 PM

Regarding Ellen McCarthy's question: "Affordable Housing" — a term of art — is defined as housing at a cost burden no greater than 30 percent of income, with means testing and subsidized to meet the standard. "Uneconomical is a real estate developer's judgement.

Connie K. N. Chang, ANC 3/4G-05 (You) 7:57 PM

This is a comment. I'll leave it at that. Thanks Allen.

Daniel Eichner 7:56 PM

People concerned about issues like open space around the Comm Center should show up at the Design Charrette on Saturday!!!

Connie K. N. Chang, ANC 3/4G-05 (You) 7:57 PM

Agreed

Daniel Eichner 8:01 PM

I would be interested to hear how the OAG might approach a situation where the Comp Plan and Mayor's priorities for affordable housing and social equity are in conflict with a community's desire to avoid change

This question has been answered live

Michael Zeldin 8:13 PM

I have no questions. This was very helpful

Connie K. N. Chang, ANC 3/4G-05 8:14 PM

Great. Thx. I'm very grateful that OAG is spending time with us tonight.

Andrea Rosen 8:17 PM

Thank you!