

**ANC 3/4G April 25, 2022 Public Meeting  
Q&A and Chat Log**

**Q&A LOG**

Carol Grunewald 7:22 PM

Why do you think it is appropriate that people who may stand to profit monetarily from the SAP and the resulting development of Chevy Chase DC were included in the SAP process? Is it ethical for someone to heavily influence government policy and then greatly benefit from the policy they have helped to create? There are at least two people who have been intricately involved in developing the SAP who may profit greatly from its adoption. Will they recuse themselves from developing any portion of Chevy Chase DC or otherwise benefitting monetarily? How do you propose to address this? This has created cynicism and bitterness among CCDC residents who feel that residents were excluded from genuine participation in the process in favor of participation by developers.

RONALD EICHNER 7:44 PM

The process Peter describes is pretty much the process that happens when a Plan moves to zoning regs. That is always a collaborative effort with community and OP. If that zone includes a Form Based Code or strong Design Guidelines, we will be able to memorialize the details of the SAP.

Robert Gordon 7:48 PM

ANC is now in a position to negotiate with OP. A Yes or No at this stage is not needed. Simply telling OP that revisions are needed and ANC wants to enter into discussions.

Anonymous Attendee 7:53 PM

The vagueness of the report, all of the in-house lingo, as well as the confusing map on page 5--it first mentions the two blocks around CT. Avenue, but the drawing encompasses a much larger area: Military to Western and Nevada to 41st Street. The changes that are being proposed are still couched in 'vague' language. I also agree that developers are too heavily involved with changes.

RONALD EICHNER 8:00 PM

How about for-profit developers who build affordable housing?

RONALD EICHNER 8:02 PM

One way some jurisdictions favor affordable housing development is to grant those developments additional height and density to offset high land costs. Would that be OK?

RONALD EICHNER 8:05 PM

Building permits are reviewed for adequate public facilities - infrastructure - as a matter of course

Allen Seeber 8:06 PM

DC has compromised the definition of genuinely “affordable housing” thus encouraging developer production of units affordable only by residents with incomes beyond defined limits. Affordable housing reflects less than 30 percent cost burden on means-tested incomes, subsidized for deficits.

L DeBord 8:07 PM

OP has over \$82 million missing from their affordable housing budget--how is this possible and how can we trust that they can handle/manage a change of this scale in our neighborhood? So many empty apartments and offices all over DC, and new buildings moving forward on Lisner Home property, as well as Wisconsin Avenue--how can anyone justify even more building? This is an economic issue that makes little sense.

Ronald Kahn 8:09 PM

Commissioner Zeldin has a brilliant idea. Create a list of items or recommendations or changes some that are mandatory/required - rank them all. Where to draw that red line in the 75 or so areas? You can do that. Take the yes no out of the process. We also should fully understand that OP is the judge and jury in the current process. To me that's a scary proposition. Make this more definitive.

Carol Grunewald 8:40 PM

The problem with our commercial district is that a cloud has been hanging over it for years: is the zoning changing? are monstrous buildings coming? is on-street parking going to disappear? is our business going to be able to afford rent increases? Who in their right mind would start a new business in our commercial district until our zoning/development situation is finalized. Why would someone invest all their money, time, and sweat in opening a new business here when we have this giant development shadow hanging over all of us?

Jamie Butler 8:56 PM

What is the rationale for emphasizing family housing above the library/community center when we could target more workforce housing that is needed here and that will likely have less impact on our overcrowded schools. Also, this broad planning document will move forward over many many years. Basing planning on current demographics is short sighted.

Carol Grunewald 9:03 PM

OP introduced the form-based zone idea at the last minute because they don't want an historic district in CCDC and want to defeat the growing movement for an historic district in a portion of CCDC.

Carol Grunewald 9:07 PM

Actually it was McCarthy who introduced this form-based-zone idea. (Hard to tell where the developer cadre ends and Office of Planning starts. They so often appear to be one and the same.)

Michele Wolin 9:09 PM

I think you need to heavily research this idea before giving up zoning/ANC approval.

Michele Wolin 9:11 PM

Further, what about how far back the building could go, and its other dimensions, beyond just height?

Anonymous Attendee 9:14 PM

No developer who ever existed ever built less than the maximum that they were allowed to by zoning. They've even been known to build taller than zoning allows and then just pay a fine once they're caught!

Michele Wolin 9:17 PM

Yes, it seems that developers wouldn't care about going through hoops if it will maximize their profit.

Anonymous Attendee 9:18 PM

Will the speakers tomorrow be limited to only those who live in CCDC? Or will we be treated to commentary by streams of commentary from people who don't live here?

Michele Wolin 9:21 PM

There are smart growth advocates signed up who don't live in this community, such as Cheryl Cort and Tracy Haddon Loh, that I know of.

## **CHAT LOG**

19:22:03 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:

Here is the link to Peter's approach that we will discuss tonight ...

[https://anc3g.org/wp-content/uploads/2022/04/Commissioner-Gosselin\\_Approach-to-CCSAP\\_A-Way-Forward-on-SAP-V2-4\\_25\\_22.pdf](https://anc3g.org/wp-content/uploads/2022/04/Commissioner-Gosselin_Approach-to-CCSAP_A-Way-Forward-on-SAP-V2-4_25_22.pdf)

19:27:08 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:

Here is the link to tonight's Meeting Information page where you can find the video recording of tonight's meeting, Peter's approach to the Commission's approach of the review of the Chevy Chase Small Area Plan (direct link above), etc.:  
<https://anc3g.org/meetings/meeting-minutes/april-25-2022-public-meeting/>

19:33:52 From Pat Roth to Host and Panelists:

Thank you Peter

19:36:48 From Amy Lehr to Host and Panelists:

Be firm!!!

20:04:18 From Amy Lehr to Host and Panelists:

I have concerns about how much affordable housing can be absorbed in a few block area. Project-style affordable housing was a disaster.

20:09:32 From RONALD EICHNER to Host and Panelists:

The W3Vision plan which is similar to the SAP, there were 228 affordable units assuming 100 units at Comm Center and IZ+ elsewhere

20:12:05 From RONALD EICHNER to Host and Panelists:

Don't forget that the co-development of the Comm Center is the first big step toward doing something other than IZ

20:22:07 From Lisa Gore (she/her), ANC 3/4G-01 to Everyone:

TOPA - Tenant Opportunity to Purchase Act

20:23:52 From RONALD EICHNER to Host and Panelists:

Anyone who thinks they can solve the retail vacancy problem in 2022 can make a fortune consulting to developers.....some jurisdictions have right of first refusal. Also tenant relocation assistance to help them during construction. This is not a Main St task, it should be in DMED

20:29:26 From RONALD EICHNER to Host and Panelists:

The plan does not call for additional development on the West Side. An Historic District would give the ANC zero power over what is built on the West Side. HPRB is not allowed to consider the impact on the small businesses, only consistency with the District's architecture

20:33:41 From RONALD EICHNER to Host and Panelists:

How to control development on the West Side is one of the really big questions for a new zone.

20:34:27 From Amy Lehr to Host and Panelists:

I do think a historic district would help the community have a stronger voice in what happens.

20:37:35 From RONALD EICHNER to Host and Panelists:

Ask DMPED to fund a mretail market analysis which Main St might implement as a branding effort

20:39:05 From Michele Wolin to Everyone:

I am unable to see any comments in the chat other than those submitted by ANC Commissioners.

20:40:10 From Randy Speck to Everyone:

Can everyone address their chat comments to everyone, not just to host and panelists?

20:40:25 From RONALD EICHNER to Host and Panelists:

Zoning requires underground parking based on use. Those are set requirements

20:40:35 From Michele Wolin to Everyone:

How about leaving some of the current surface lots? We don't need to develop on every piece of land.

20:40:37 From Lisa Gore (she/her), ANC 3/4G-01 to Everyone:

Most comments are being sent to the Host and Panelist.

20:45:01 From Michele Wolin to Everyone:

Cyclists can walk the four blocks from Livingston to the Circle, or go 2 blocks west and use 39th St. There is no need to extend bike lanes from Livingston to the Circle. Parking is imperative for our commercial area to be successful.

20:46:31 From RONALD EICHNER to Host and Panelists:

FWIW, my comments to OP ask for a Transportation Study to be done asap as a companion piece to the SAP

20:48:13 From RONALD EICHNER to Host and Panelists:

That already happens, Peter. Traffic Studies and Transportation Demand Studies are often required in DC

20:52:28 From Amy Lehr to Everyone:

Lafayette is over-crowded, as exemplified by how many in-district kids don't get into "universal" preK-4 (including mine for next year), leaving parents with a huge bill.

20:56:17 From RONALD EICHNER to Host and Panelists:

Again, zoning has detailed provisions for loading and alleys, etc. The Starbucks thing couldn't be built today.

20:56:35 From RONALD EICHNER to Host and Panelists:

Form Based Codes would make all this specific and mandatory

21:04:53 From RONALD EICHNER to Host and Panelists:

that is because height is dealt with in zoning. The zoning codes relative to the FLUM for this area have height restriction

21:08:10 From RONALD EICHNER to Host and Panelists:

Currently, any property that takes advantage of the new FLUM to up zone (increase density and height) must provide IZ+ levels of affordable housing.

21:09:29 From RONALD EICHNER to Host and Panelists:

A good form based code would add the Design Guidelines and allow the increase as Matter of Right, It would probably not allow any development that did not follow the FBC

21:11:37 From barbara robinson to Host and Panelists:

It is helpful to think in terms of how many stories go with the various heights. Six stories is very high for our neighborhood commercial district.

21:14:10 From RONALD EICHNER to Host and Panelists:

The idea of FBC is to describe what we want, and allow it to go forward if the 'boxes are checked.' If a proposal wants something other than the FBC, they must go through lengthy reviews and procedures

21:22:44 From Michele Wolin to Everyone:

I can see questions from everyone but no chat comments from anyone else; I hope they will be visible on the video. Thanks.