



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

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COMMISSIONERS

3/4G-01 - Lisa R. Gore, Vice Chair 3/4G-02 - John Higgins, Treasurer
3/4G-03 - Randy Speck, Chair 3/4G-04 - Michael Zeldin 3/4G-05 - Connie K. N. Chang
3/4G-06 - Peter Gosselin, Secretary 3/4G-07 - Charles Cadwell

Minutes
ANC 3/4G Special Public Meeting
ANC Redistricting and Small Area Plan
March 10, 2022
Zoom Meeting 7:00 – 8:46 pm
Meeting [LINK](#)

[00:00:00](#) **Introduction of Commissioners**

The meeting was called to order at 7:00 pm with Commissioner Randy Speck, Chair (3/4G-03), presiding. Also present were Commissioners Lisa R. Gore (3g-01), Michael Zeldin (3/4G-04), Connie K.N. Chang (3/4G-05), Peter Gosselin (3/4G-06), and Charles Cadwell (3/4G-07). Commissioner John K. Higgins (3G-02) came later in the meeting. Speck declared a quorum (being four Commissioners present).

[00:02:50](#) **Zoom Meeting and Special Meeting Procedures**

The Commission has been meeting virtually since the start of the COVID pandemic and did so again for this meeting. The session was a special public meeting and, under the Commission’s bylaws, special meetings can focus only on a limited number of previously announced subjects and no other topics can be acted upon except by unanimous consent of commissioners at the beginning of the meeting.

[00:04:17](#) **Modification and Adoption of Agenda**

As previously announced, the meeting was called to receive an update on the procedures and logistics of the remainder of the Chevy Chase Small Area Plan process and to discuss and possibly vote on a resolution about the ANC redistricting of the Ward 4 portions of the Commission's community. At the request of Commissioner Gosselin, commissioners modified the agenda to add a discussion of the Ward 3 ANC redistricting. The agenda with modification was unanimously approved.

00:05:49 **Presentation by Office of Planning on Chevy Chase Small Area Plan**

Office of Planning (OP) project manager Erkin Ozberk told the Commission that the agency will release its draft Chevy Chase Small Area Plan March 14, 2022. He said the release will trigger a 30-day comment period through April 13, 2022. Residents and the ANC can submit written comments at OP's small area plan website at: www.publicinput.com/chevychase. The agency will compile the comments and release them after April 13. OP will hold a public hearing on the draft plan on April 13, 2022 at the community room in the Library. The written comments and those at the hearing will be included in the public record that will be submitted along with the plan to the District Council for enactment.

Ozberk said the draft plan will be organized around six themes that OP planners said they heard from residents during interactions over the past year. They are:

- Inviting Social and Cultural Character, which Ozberk was intended to capture what residents said was the "family-friendly orientation and intergenerational nature" of the community;
- Inclusive Built Environment, which he said focuses on what residents said about the "streetscape;"
- Reimagined Civic Core focused on the Community Center and Library;
- Equitable Housing Strategy, which he said "has been a big goal of the District."
- Thriving Retail Corridor, which he said "has really been informed by our work with the Main Street (organization) and the business community...:"
- Safe and Sustainable Mobility, which he said was about "how people get around safely and sustainably in this community."

Ozberk said the plan will include urban design guidelines that he said "really focuses on those four blocks of the commercial district in Chevy Chase where there have been land-use changes and updates to the (District's) Comprehensive Plan policy."

Ozberk said that the process moving forward is that, once OP issues the draft plan, residents can comment on it until April 13. He said the agency favors written comments that can be submitted at: <https://publicinput.com/chevychase>. The agency will hold a public hearing starting at 2 p.m. April 13th at the community room in the Library. Individuals will have three minutes to speak. The testimony will be transcribed, combined with the written comments and submitted with a revised plan to the Council.

During a Q&A session, Commissioner Gosselin asked how OP saw the Commission as participating in the comment process. Ozberk said “anyone can testify.” He also said that the agency “would like to see” an ANC resolution. Chair Speck noted that the Library meeting room is small. He asked what would happen if a lot of people showed up for the session. Ozberk said OP wants people to register in advance to speak. Commissioner Chang asked whether OP intended to provide a live feed of the meeting. Ozberk said no. Chang also asked if the agency could release individuals’ comments as they come in, rather than compiling them at the end. Ozberk said he would have to get back to the ANC on this matter. Chang and Speck engaged in a colloquy about how the 30-day comment period was short and whether the Commission could submit its comments by April 25th. Ozberk indicated it could not. Chang asked OP to change the venue for the hearing to the large auditorium at Deal Middle School. Ozberk said the date and location of the hearing had already been published in the DC Register, indicating that neither could be changed. (It was learned subsequently that the notice was published in the DC Register on March 18, 2022.) Speck said the Library was “not the right place” for the hearing, adding that he wished OP had checked with the ANC before locking in the location. Speck, Chang, and Gosselin all said that they hoped Ozberk would take the Commission’s concerns back to his OP superiors and consider changes.

[00:46:27](#)

Discussion and Vote on Ward 4 ANC Redistricting

The District is in the midst of redistricting ANC single member districts to adjust to the results of the 2020 Census and ensure compliance with municipal law that says all ANC single member districts should have populations of about 2,000 residents each. ANC 3/4G is unusual among ANCs in the District in straddling two wards, 3 and 4. Discussion was about Ward 4 ANC Redistricting Task Force’s alternative proposals [embodied in four different maps](#), three of them representing only minor changes from the current situation and the fourth being a substantial departure. Task force member and former ANC 3/4G commissioner Abe Clayman was part of the discussion.

Commissioner Zeldin, who testified to the task force on behalf of the Commission, said the ANC favored Maps 1 or 2 because they involve the smallest change and permit continuity of representation by current commissioners, which he said was important because many Commission members are new and only now learning what constituents’ concerns are.

Zeldin and Clayman, joined by Chair Speck, Vice Chair Gore and Commissioner Higgins, engaged in an extended colloquy about which ANC district 15 homes on the north side of Aberfoyle Street NW overlooking Pinehurst Park should be in. In addition, Zeldin, Speck, and Commissioner Chang discussed a shift of several Census blocks now in Speck’s district to Chang’s in order to ensure that ANC district boundaries are consistent with ward boundaries.

The Commission unanimously approved a resolution supporting Ward 4 ANC Redistricting Task Force maps 1 or 2.

[01:08:50](#)

Discussion of Ward 3 ANC Redistricting

The Commission discussed, but took no action, on a proposed map for the Ward 3 portion of ANC 3/4G that would add a fourth Ward 3 single member ANC district thereby ensuring parity in representation with the Ward 4 portion, but would substantially change some of the existing district, especially Commissioner Gosselin's District 6. Subsequently, the Ward 3 ANC Redistricting Task Force gave up on the effort to create a fourth district and settled on a map much more like the current one.

01:26:05

Discussion of Maret School-Episcopal Center For Children

Chair Speck said that at a March 9, 2022 hearing on Maret School's proposal to develop sports fields on part of the campus of the Episcopal Center for Children at 5901 Utah Avenue NW, the Zoning Board of Adjustment (BZA) asked that the ANC take the conditions it placed on the project in its February 28, 2022 resolution and convert them into a memo of understanding between Maret and the Commission. Speck said he would rather the BZA incorporate the conditions into its own decision, but the Board is concerned about how to enforce the provisions. He said that the Commission would vote on a memo of understanding at its March 14, 2022 regular meeting.

Commissioner Zeldin said that since the issue of the conditions was coming up again he wanted to understand a provision that called for Maret to pay fines if it violates the conditions. Zeldin asked whether the Commission has authority to levy fines. Speck said that it does and did so in the case of the expansion of Ingleside, the retirement community off Military Road. He said the fines during the construction period worked "brilliantly" and resulted in payments of \$250,000, which the ANC gave to District charities. See the [Report on the Ingleside Task Force](#), November 17, 2020.

Zeldin raised questions about whether the ANC had the capacity to enforce conditions, offering as an example whether, if Maret was required to place a tree at a particular location, but placed it one foot off location the Commission was supposed to monitor this and impose a fine. Commissioner Higgins said that the conditions regarding fines only apply during the construction phase of the project and, as with Ingleside, will mostly involve enforcing requirements about whether contractors park their vehicles.

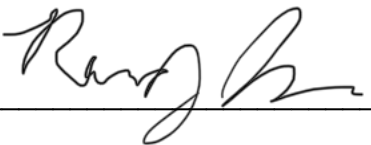
At the request of Commissioner Chang, Speck gave an account of the lengthy BZA hearing and a decision by the land use section of the DC Office of Attorney General (OAG) to argue that the Maret proposal should be heard by the city's Zoning Commission rather than the BZA. Speck said Maret strongly disagrees with the OAG argument and has obtained a letter from the city's Zoning Administrator saying the

proposal is properly before the BZA. The BZA is expected to vote on the Maret proposal on March 30.

[01:45:39](#)

Adjourn

APPROVED at a regular public meeting notice of which was properly given, and at which a quorum of four (4) of seven (7) members was present on March 28, 2022, by a vote of **5** (Yes), **0** (No), **0** (Abstentions).



Randy Speck, Chair



Peter Gosselin, Secretary