



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 Public Meeting
May 9, 2022
Zoom Meeting 7:00 – 9:44 pm
Meeting [Link](#)

[00:00:00](#) **Zoom Meeting Procedures**

The Commission is now in its third year of meeting virtually because of the COVID pandemic. Commissioner Randy Speck (3/4G-03), Commission chair, described the ANC’s Zoom meeting procedures, including its request that residents register in order to attend the meeting as a means of controlling so-called Zoom bombing.

[00:01:02](#) **Introduction of Commissioners**

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

[00:03:36](#)

Adoption of Agenda

The agenda was adopted 7 (Yes), 0 (No), 0 (Abstain).

[00:04:25](#)

Commissioner Announcements

Chair Speck

Business Grants — The Department of Small and Local Business Development’s Robust Retail Citywide Grant is open. Grants are for licensed, brick-and-mortar retail locations in the District and will be awarded through a lottery for all eligible applicants. There will be 78 grants for up to \$7,500 each. Those who received awards last year are not eligible. The request for application can be found [here](#). The deadline to apply is June 8, 2022 at 2:00 pm. Questions related to grant requirements may be sent to DCMainStreets@dc.gov.

Proposed Military Road Trail — The National Park Service in partnership with the District Department of Transportation (DDOT) is hosting a virtual public meeting from 6:30 p.m. to 7:30 p.m. on May 24, 2022, to present a proposed pedestrian and bicycle trail study along Military Road within Rock Creek Park. The project will provide a safe and efficient east-west pedestrian and bicycle connection through Rock Creek Park. The proposed connection will be between Oregon Avenue NW and 16th Street NW and will provide connections to the existing trail network within the park. The link to join the meeting is <https://bit.ly/3LWLHbi>.

Connecticut Avenue Paving — DDOT has indicated that it will be repaving Connecticut Avenue between Nebraska Avenue and Chevy Chase Circle between now and May 20, 2022, weather permitting.

Commissioner Zeldin

The Encore Program engages and supports DC’s creative community by funding creative events in all four quadrants of the District of Columbia. The purpose of the Encore program is to employ and invest in local talent, event producers, entrepreneurs, creatives, content makers, and District businesses that help sustain the creative economy in Washington, DC and contribute to the vibrancy of our great city. To learn more and apply, go to: theencoredc.com

Commissioner Chang

Chang said Emir Gur-Ravantab, Ward 3 liaison for the Mayor's Office of Community Relations and Services is working with Ward 3 ANCs and three District agencies – DDOT, DOEE, and the Deputy Mayor's Office for Operations to address longstanding stormwater management problems, including on private property. Chang said residents should contact her if they are experiencing such problems.

00:10:16 **Community Announcements**

Emir Gur-Ravantab, Ward Liaison, Ward 3 | Mayor's Office of Community Relations and Services (MOCRS)

(Gur-Ravantab was unable to attend. Chair Speck read his announcements.)

Public Safety -- Mayor Bowser and Metropolitan Police Department (MPD) Chief Contee announced the Violent Crime Impact Team (VCIT), a collaborative effort between local and federal partners to remove illegal firearms from the community and apprehend armed criminals. The focus of VCIT is to reduce violent crime by using more intelligence-driven operations and enhance our investigative abilities through federal agency partnerships. This is a joint partnership between the district, the FBI, ATF, and the Drug Enforcement Agency.

Business Development -- Mayor Bowser and DMPED launched the Small Medium Business Growth Fund to retain and expand District-based small businesses by supporting capital improvements, large equipment purchasing, and technological enhancements in the industrial, retail, professional services, and commercial business industries. This is targeted at new and existing businesses that are Headquartered in the District that generate less than 15 million in annual revenue. <https://www.obviouslydc.com>

Education -- Mayor Bowser and Deputy Mayor Paul Kihn announced that 43 nonprofit youth-serving organizations have been awarded a total of \$3.57 million in grants for the Summer Strong 2022 Grant Competitions from the Office of Out of School Time Grants and Youth Outcomes (OST Office). These funds will support more than 2,700 young people ages 5-18 years old with access to summer programming.

00:12:52 **Zoning Board of Adjustment Application for 6101 29th St. NW**

Homeowner Josh Dunning sought ANC approval for a special exception to municipal rules about lot coverage to permit construction of a one-story extension to enlarge the kitchen of the home he shares with his wife, Allison. A hearing before the BZA is scheduled for May 26, 2022. The Commission voted to support the Dunnings' application. The vote was 7 (Yes), 0 (No), 0 (Abstain).

00:20:26 ANC Resolution on Chevy Chase Small Area Plan (CCSAP)

Chair Speck began the discussion, saying the ANC must submit its resolution about the draft small area plan prepared by the District's Office of Planning (OP) by May 13, 2022, in order for it to carry the "great weight" its decisions are supposed to be accorded by the municipal government. In order to meet that deadline, he indicated the Commission would have to act immediately. Speck said the Commission faces a choice between two alternative resolutions, a longer one drafted in substantial measure by Commissioner Gosselin with input over several weeks from commissioners and a second, shorter one drafted the day of the meeting. A May 2, 2022 version of the longer version can be found [here](#). A May 9, 2022 version of the shorter one can be found [here](#). Speck said the Commission would start by taking up Gosselin's draft and then turn to the shorter alternative.

Gosselin said the Commission and the community would be better served by adopting the draft he helped write because it was more detailed in what it sought from OP and other city bodies than the alternative drafted by Speck. He said that the ANC needed to be specific in its request for at least three reasons. First, unlike in the case of other small area plans in the city, the Commission had already given a greenlight for density increases along upper Connecticut Avenue two years earlier so now had only one thing that it could give in return for sought changes – its approval or disapproval of the CCSAP. With such limited options, he said, being specific was the wisest course.

Second, he said the Commission had had more than a year of experience trying to convince OP to make improvements in the planning process and only when it was very specific in what it sought, did it get anything close to what was asked for.

Third, he recounted that land-use lawyers and city officials to whom he had turned for advice said that it was crucial the CCSAP include specific language about what kinds of zoning and development rules the community wants because only if this language is in the plan would drafters of new zoning provisions for the upper Connecticut Avenue corridor have authority to include these matters in the zoning designation. And to get specific language in the plan, the Commission needed to be specific about what language it wanted.

Gosselin said the two major elements of the resolution he helped write were the establishment of a special zoning area or zone the provisions of which would be jointly drafted by the ANC, community members, and OP and a proposed project review process that would streamline approvals by limiting local input for new structures 60 feet in height, but require proposals for any structures that exceed that height to come before the ANC and the community.

Gosselin said that the resolution he helped write includes three parts, a resolution text and two attachments, one with specific changes that were being sought in the draft small area plan and a second that raised concerns about elements of the draft, but not ones of sufficient magnitude to hold up its approval. As a compromise, he said he would offer to drop the two attachments if commissioners would vote for the resolution text.

He made a motion that the resolution be put to a vote, which was seconded by Commissioner Zeldin.

Zeldin said the OP draft of the plan is “deficient in many ways” and if the Commission were to take a straight up or down vote, he would vote against it. He said that he supported Gosselin’s version of the resolution because it made specific requests for changes in the draft plan. He added that he’d proposed some “word-smithing” to the Gosselin resolution but said that he’d submitted his proposal at almost 3 a.m. that morning.

Commissioner Higgins said the choice between the two versions of the resolution was a “tough call,” but that he found the Gosselin resolution as edited “to be somewhat confusing and contradictory.” He said Speck’s approach, which he described as “to back off a little and simplify” the document, appealing. He said he believes establishing a new zoning area would allow the Commission and the community further opportunities for input almost to the point of being “self-determining” when it comes to zoning.

Vice Chair Gore said she’d been “hands off in this situation for very obvious reasons.” (She is running for an at-large seat on the District Council.) She said that she supported the Speck resolution. “I do think the simplified approach... is the best way to go. For me, it’s the best way to go and the best way to go for the ANC,” she said.

Commissioner Chang said “We spent a lot of time looking over some of these ideas that Peter had to, in some ways, constrain development, to limit height. And the more I examined it, the more I understood it, the less sense it made to me.” Chang said that the Commission wants to see affordable housing built, but that Gosselin’s proposal would limit the chances for it.

Commissioner Cadwell said “The (resolution) draft that we had as of last evening reflected a lot of compromises among our group of seven (commissioners). That consensus fell apart last night.” Cadwell said that whether the Commission approved the resolution Gosselin was arguing for or the simplified version Speck wrote, the message to OP should be the same, that there are “deep community concerns about the details” of the CCSAP. He said his inclination was to vote for both resolutions.

Reacting to what she said were comments in the Zoom Chat concerning Speck’s role in preparing an alternative resolution, Gore said “Chair Speck drafted the short resolution because I called him.” Gore said she did so because “I was very concerned about the way we as a Commission are being perceived based on the recommendations that we’re putting forward.” She went on, “I understand the concerns with development in the city, a lot. I understand the concerns of wanting to constrain development, but not to the extent where we shut down development and particularly shut down development in Chevy Chase. That’s a dealbreaker for me.”

Gosselin said the aim of the resolution on which he worked was not to shut down development. He said the resolution would “both set limits and clear the way for development.” It says “You comply with the (height) limits and you comply with the limits of the ...form-based code, Bang!, you get” the necessary approvals for development.

“It’s the streamlined system Mayor Bowser has been trying to get all along,” he said.

Gore responded that she was not debating the streamlining elements of the proposal. Of the height limits, she said “I’m talking about the appearance of us putting that in our plan as compared with other jurisdictions in the city...I think it looks a little unequitable to me.”

Speck wrapped up discussion of the version of the resolution on which Gosselin worked, saying there will be ample additional opportunities for the community and the Commission to have its say about development along the upper Connecticut Avenue corridor and that the ANC should not impose overly detailed restrictions.

The resolution failed on a vote of 3 (Yes; Cadwell, Gosselin, Zeldin), 3 (No; Chang, Gore, Speck), 1 (Abstain; Higgins).

Speck opened discussion of the shorter version of resolution, saying that its aim was to “synthesize what was in the longer version and put a great deal of emphasis on the need to continue the process...and we wanted to be, in fact, we insisted on being involved in the process as it moves forward.” He confirmed Gore’s account of how the shorter version originated.

Speck made a motion that the shorter resolution be put to a vote, which was seconded by Chang. Zeldin and Higgins offered friendly amendments, which Speck accepted. Zeldin's amendment emphasized that the Commission's approval of the CCSAP was contingent on it and residents having a strong voice in future changes. Similarly, Higgins' amendment said that that the ANC and community would participate in "zone drafting activities." Separately, Zeldin asked that when the document refers to "affordable housing," it also say "workforce" housing. Commissioners agreed.

The Commission took public comments. Nine residents spoke briefly.

A vote was called for. Commissioners then engaged in a colloquy about an effort by Zeldin to further amend the resolution with the following: "The greatest shortcoming of the Chevy Chase Small Area Plan is its failure to articulate at a granular level how it intends to implement and enforce its various recommendations and to further ensure that its recommendations be mandatory for all developments in the covered area. The ANC asks and expects that the next version of the SAP contain this missing mandate."

Speck said that he would be happy to include the language, but other commissioners said the Commission should move immediately to a vote.

The shorter resolution was approved on a vote of 5 (Yes; Cadwell, Chang, Gore, Higgins, Speck), 2 (No; Gosselin, Zeldin), 0 (Abstain).

There then ensued a complex maneuver in which Zeldin made a motion to add the above language to the now-approved resolution. The motion carried on a 4 (Yes; Cadwell, Higgins, Speck, Zeldin), 2 (No; Chang, Gore), 1 (Abstain; Gosselin) vote. Zeldin then tried to change his no vote on the underlying resolution to a yes, but other commissioners objected.

[02:38:05](#) **Racial and Social Equity Standing Committee SAP Stance**

In advance of the evening's Commission meeting, a group of standing committee members drafted and circulated a declaration calling on the Commission to reject the draft small area plan. Both Chair Speck and Vice Chair Gore, who co-chair the standing committee, said they do not support the declaration. Speck said of the committee decision "it was certainly a mixed vote."

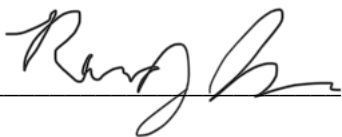
[02:39:24](#) **Commission Business**

The Commission unanimously approved a Zoom reimbursement for Chair Speck for \$222.58.

[02:43:51](#)

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 May 23, 2022, by a vote of **6** yes, **0** no, **0** abstentions.

A handwritten signature in cursive script, appearing to read "Randy Speck", written over a horizontal line.

Randy Speck, Chair

A handwritten signature in cursive script, appearing to read "Peter Gosselin", written over a horizontal line.

Peter Gosselin, Secretary