

**ANC 3/4G November 28, 2022 Public Meeting  
Q&A and Chat Log**

**Qs ANSWERED LIVE**

Oana Leahu-Aluas 7:07 PM

Is the agenda available publicly somewhere? Apologies this is my first meeting.

Randy Speck is typing an answer...

Connie K. N. Chang, ANC 3/4G-05 (You) 7:10 PM

Please go to our Meeting Information page here: <https://anc3g.org/meetings/meeting-minutes/november-28-2022-public-meeting/>

Robin Miles-McLean 7:11 PM

I used to report non-functioning streetlights on a regular basis, but have stopped due to the installation of new light-heads that are unreasonably and unnecessarily bright. If these new lights cannot be adjusted, I will no longer report lights that are not working.

This question has been answered live

Connie K. N. Chang, ANC 3/4G-05 (You) 7:14 PM

Please continue to report lights that are broken or too bright (which is likely a contractor mistake). Please report these problems via 311. We have instructions on how to report street lighting problems here: <https://anc3g.org/resources/streetlighting/>.

Nancy Voisin 7:13 PM

When will ANC meetings be held live again, and where?

Lisa Gore, 3/4G-01 is typing an answer...

Lisa Gore, 3/4G-01 7:16 PM

The Commission will be discussing this very soon.

Robin Miles-McLean 7:14 PM

The old street lights are not "dark" and I too walk the streets every night with my dogs.

Lisa Gore, 3/4G-01 is typing an answer...

Lisa Gore, 3/4G-01 7:15 PM

I'm discussing lights that are not operational.

Robin Miles-McLean 7:14 PM

Also, you said the breakins in your district are happening during the day

Lisa Gore, 3/4G-01 is typing an answer...

Lisa Gore, 3/4G-01 7:15 PM

Yes, but obviously this is not the only concern.

Anonymous Attendee 7:14 PM

To whom it may concern: There are No Parking signs posted along Western Avenue for street paving for the block --6100-6113. Does anyone know why the block from Rittenhouse to Broad Branch si not being paved? It is in obvious equal poor shap, and like driving Burma Road. Does anyone know if he next blok will be repaved after the current block? We requested a lamp replacement one day ago and it was replaced today--they always do a nice job. It is the same type of bold--not ridiculously bright but plenty of light. Tjis is on Woerthington Street, NW

This question has been answered live

Anonymous Attendee 7:14 PM

Sorry for typos!

This question has been answered live

Anonymous Attendee 7:17 PM

Sorry I meant the block from Nevada to Broad Branch not being paved. Sorry again for confusion.

Connie K. N. Chang, ANC 3/4G-05 (You) 7:20 PM

The repaving of Rittenhouse to Nevada was supposed to have been completed last Friday, but the contractors stopped work on Wed. They were to resume today.

Anonymous Attendee 7:23 PM

Thanks, Ms. Chang. Good to hear. My question was about the block from Reno to Broad Branch--I corrected myself...any thoughts appreciated about how we can get this block done as well--thanks...I know we have much bigger issues to address, but this a simple quality of life thing we hopefully can address...

This question has been answered live

Bruce Sherman 9:02 PM

Can Trey please clarify the distinction he drew on Nov 14 between tree work and construction? He said then tree work was not construction, using building the parking lot as an example of construction.

This question has been answered live

## OPEN Qs

Andrea Rosen 7:26 PM

Can Mr. Stucker provide some examples of public land that were proposed by the executive for surplus that were not ultimately surplus and disposed of?

Alexandra Lewin-Zwerdling 7:27 PM

What % of the public space currently would remain public space?

Mara Verheyden-Hilliard 7:28 PM

What person or what entity first proposed that this public property be privatized at all? There is no reason for the property to be sold. We can build affordable housing here without it being given away to developers for private profit.

Teddi Ann Galligan 7:28 PM

Please define "Surplus" as a verb as used in this context.

Laura Phinizy 7:29 PM

At the 2D police station, apartments were built there without surplus the property. Correct?

Anonymous Attendee 7:29 PM

Can airrights be sold to allow for housing to be build above a library or community center?

Mara Verheyden-Hilliard 7:29 PM

The District, OP, and the ANC fully disregarded the last survey which had hundreds of comments on the SAP. What are the binding requirements to incorporate the comments of the "survey."

Anonymous Attendee 7:30 PM

Affordable housing has been deemed to be a public purpose. Why isn't the city planning to build mixed use affordable housing on the site (in addition to the public facilities).

Margaret Lenzner 7:30 PM

1. Can affordable housing be a public use/purpose?

2. Why does adding housing depend on private developer?

Jonathan Weinstein 7:30 PM

The sequence is the problem. The community wants the library, community center and playground long-term. What vehicle is available to ensure that any future development or disposition of the property MUST include these uses?

Gareth Eckmann 7:30 PM

Similar question to air rights: will the square footage of the community center and library be maintained as part of the potential redevelopment plan for the site as part of what is determined to be surplus?

Anonymous Attendee 7:31 PM

Is there a possibility the updated site would no longer include a playground? We are heavy users of the library and playground in tandem and would be very upset to lose those complementary features. I don't quite understand what's being proposed.

Patricia Myler 7:31 PM

Why is this property considered "surplus"? Prior to Covid it was heavily used and is in a prime location. It should not go, as it is , from public to private?

Mara Verheyden-Hilliard 7:31 PM

What specific steps can be taken in order to stop this from being privatized at all? If the ANC opposes it will that stop it? If the community opposes it, will that stop it. Specifically, please tell us what would need to be done.

Laura Phinizy 7:32 PM

Why don't you use the ANC survey from 5 years ago? IT was well-advertised. It was much better designed than the survey from the Small Area Plan, which basically disenfranchised people like myself, who live 4 blocks from Ct Ave, in Ward 4. People from Palisades had just as much weight as people who live in the area. People who live in Barnaby Woods had just as little weight as people who live in Anacostia. And the survey respondents' IP addresses were painstakingly verified in the ANC survey. Use that survey.

RONALD EICHNER 7:33 PM

Washington Interfaith Network, the Coaliton for Smarter Growth, and Ward3Vision believe there can be 100 units of affordable housing plus a new public library and new community center on this site. Can requirements like this be included in an RFP for disposition of this site?

Nancy Voisin 7:33 PM

Can we get a definition of social housing and other terminology being used? Thanks.

Michael Osborne 7:33 PM

Would a survey from 5 years ago provide reliable data to reflect the current neighborhood?

Guy Brandenburg 7:34 PM

I'm very much opposed to 'surplusing' the land on which the Chevy Chase Community Center and Library currently sit. This was never discussed during the earlier planning meetings about rebuilding the two structures.

Laura Phinizy 7:34 PM

I am concerned that you are using the future tense about what will happen after surplus hearings. It sounds like the city has planned to surplus and that the hearing is only pro forma. Please confirm or deny.

Mara Verheyden-Hilliard 7:34 PM

What if any legal weight do the comments have if your office chooses to disregard them? The community comments were disregarded during the SAP.

Laura Phinizy 7:35 PM

a-1(2) of the 10-801 regulation says:

Michael Osborne 7:35 PM

How large would a building with 100 affordable housing units be? That seems out of character for this site.

Laura Phinizy 7:36 PM

a-1(2) of the 10-801 regulation says that the city must analyse -

(A) Whether the real property could have any use by the District, including a description of the District's current needs for real property, a description of potential public uses considered by the Mayor, the square footage of green space on the real property, and a narrative explaining why the real property is unsuited for each public use considered;

(B) A detailed explanation as to why the real property is no longer required for public purposes, and why the determination that the real property is no longer required for public purposes is in the best interests of the District;

Robert Gordon 7:37 PM

We went through a SAP process for over a year and a lot of community input was elicited. The issue of surplusting any of the Civic Core never came up. Why not? Every part of the property is used. What did come up was the District and the private sector create a public-private partnership and in other areas to develop the property. Why does the District have to sell property to developers? Won't the ANC and the community lose the little control it has over the development.

Mara Verheyden-Hilliard 7:37 PM

Please state when it was suddenly determined as "surplus" - it wasn't "surplus" six months ago.

Susan Laing 7:37 PM

Can't you provide housing on public land and wouldn't it be cheaper than selling the land to a developer who then has to make a profit?

Andrea Rosen 7:38 PM

How will DMPED determine how much land it proposes to "surplus," given there is no physical plan for the site, the configuration of community center and library are up in the air, and the amount and types of housing are undetermined?

Laura Phinizy 7:41 PM

The property is for public purposes. It is not necessary to sell it to put houses on it. You said ONE of the ways to provide housing is to sell the land. That implies that other ways to provide housing is not to sell the land. I think we need to think out of the box and go beyond the two commonly used ways to develop housing. The city has not exactly had a stellar track record with getting affordable housing, has it? If you read Mr. Thompson's article in the Post today about DCHA today, it seems the LAST thing that the city should do is continue doing what it has been doing.

Mary Rowse 7:41 PM

What's the rush? Is the city, or are some ANC Commissioners worried the sale won't get done if decisions occur with a new ANC? There are four new ANC Commissioners coming in this January -- a majority of the commission. Only three of the current commissioners will remain. This is a matter for a new ANC to discuss, not the old one.

Mara Verheyden-Hilliard 7:42 PM

This process needs to be paused. There should be no meeting in December - the next meeting should be next year, outside the holidays and after the Green New Deal and Social Housing law starts being implemented. Can you agree to that?

Mara Verheyden-Hilliard 7:42 PM

Who designated this as surplus?

Mary Rowse 7:42 PM

Gilles, this decision isn't up to you. You and the city are rushing this.

Mara Verheyden-Hilliard 7:43 PM

This surplus announcement is an ambush.

Mara Verheyden-Hilliard 7:43 PM

No, this process should be halted.

Mary Rowse 7:43 PM

Gilles, you are completely disrespecting this community. You are misleading people and patronizing us.

Andrea Rosen 7:43 PM

Would it be fair to say that this is a preordained disposition, Mr. Stucker? You know that NO ONE reads “the record.”

Teddi Ann Galligan 7:44 PM

Please, please define surplus and explain how on Earth these well-used, very appreciated components of our neighborhood conform to that definition. I remember the buildings both being built and have been in them for everything from ballet and coin collecting as a tot, to Co-op play for my brother and my own kids, gymnastics, numerous library trips, sewing class, Qi Gong... etc. This is not “Surplus” to us. Maybe it is to you, but not to us in the neighborhood, as is clear from the responses.

Laura Phinizy 7:44 PM

Section (a-1)4 of the regulation says that the Mayor must give the city at least 30 days' notice. There is no requirement that the hearing MUST happen on the 30th day, ie DEC 15. Can you please confirm or deny? I am looking at the [code.dccouncil.gov/](http://code.dccouncil.gov/) website.

Mary Rowse 7:44 PM

The community is ANGRY.

Mara Verheyden-Hilliard 7:45 PM

What was the notice to the community that you had designated this as surplus? And when did the designation occur?

Anita LaRue-McAfee 7:45 PM

This process need to be slowed down.

Michael Osborne 7:45 PM

Didn't the city try the same rushed process with the West End library mess? I have a sense of history repeating itself here unfortunately.

Alan Marzilli 7:45 PM

We still haven't gotten an answer as to why it's surplus. We are being told someone wants to do something else with it, but we have not been told why it's surplus.

Mara Verheyden-Hilliard 7:46 PM

You haven't answered when and how this was declared surplus.

Mara Verheyden-Hilliard 7:47 PM

Why is this surplus? Who made that decision - we have not received any answer.

Laura Phinizy 7:47 PM

In the Lafayette Elementary School construction process, we spent more than an hour picking out paint colors for the classrooms. You propose to give less time than that to dispose of public assets?

Mary Rowse 7:47 PM  
This isn't funny.

Anonymous Attendee 7:48 PM  
Clearly the library and community Center will be preserved. In addition, the SAP called for the increase of public open space. At present, the "civic core" area includes a tot lot playground, basketball court, seating area and open parking. Can we have a guarantee that the City will not "surplus" space for these important functions?

Mara Verheyden-Hilliard 7:48 PM  
Reading, understanding means nothing if they are disregarded.

Mary Rowse 7:49 PM  
Randy, you are assuming the land will be surplus? Wow.

Laura Phinizy 7:50 PM  
OK, so I heard you say that you will read citizen comments, collate them, share them as part of a package to council, but you never said you must abide by them, honor them, or conform to them. Confirm or deny?

Michael Osborne 7:50 PM  
I think Randy is asking a hypothetical?

Mara Verheyden-Hilliard 7:50 PM  
Please answer the questions in this chat.

Aura 7:50 PM  
Why would this not be handled as a ground lease if housing is agreed upon? It feels incredibly irresponsible to move this asset out of public hands.

Mary Rowse 7:51 PM  
I guess there has to be a lawsuit then.

Alan Marzilli 7:52 PM  
We still don't have an answer to Mr. Higgins' question. How can a heavily used property be considered surplus?

Gail Sonnemann 7:53 PM  
Yes this is the cart before the horse, defining the how before defining the desired outcome. Is the push for quick surplus (i.e., adopting a constraint to how the site



will be developed), because DMPED assumes the developers will define the outcome? Why wouldn't the city want to retain control and define the outcome?

Mara Verheyden-Hilliard 7:53 PM

What is the legal and definitional basis for asserting an actively used public space is now "surplus."

Michael Osborne 7:55 PM

Who is holding this hearing on 12/15?

Anonymous Attendee 7:57 PM

Please provide a central location where all of the terms, conditions and information will be available so that the community can have a full understanding of the proposal. Facts are needed. Plus please provide examples of this intention.

Mara Verheyden-Hilliard 7:57 PM

Who made the decision to surplus this property?

Gail Sonnemann 7:57 PM

Private ownership of land and resulting housing means unnecessary real estate investment profit taking at many levels and continuing over many years.

Kathleen Gibbons 7:58 PM

Does the City have anything in the way of a clear plan for the buildings and design to be constructed? It seems not, so how can the City characterize land now serving the community in a vital way as 'surplus' to any public purpose? It seems sad, a rush job, and I believe I heard the possibility of townhouses for sale?? When we need affordable housing and future public benefit of a current public asset? Will you advocate at least giving us time?

Laura Phinizy 7:59 PM

There is a provision that if disposed (surplus) public land has a public service on it, such as a library, then the Mayor can waive the affordability requirement that would otherwise apply. (20%). This is very concerning.

Mary Rowse 7:59 PM

Connie, you won't be on the ANC next year. Stop smoothing the way forward for this surplus.

Mara Verheyden-Hilliard 8:00 PM

You seem to be asking for community input on how the the property is developed once privatized - but what we are asking is what is the process to stop the privatization? Who made the decision to designate this as surplus and where was the community input in that process?

Alan Marzilli 8:00 PM

Is there an option for only the airspace above the new library and community center to be sold/leased so that the open space and parking can be preserved?

Mara Verheyden-Hilliard 8:02 PM

As a public servant don't you need to know what your obligations are?

Gail Sonnemann 8:02 PM

Why not publiccally owned mixed income affordable housing in addition to publically owned library, rec center, playground parking and basketbnall court? Up front city costs may be greater with an all public option, but over time rents paid to the city cover maintenance without paying out to private shareholders.

Mara Verheyden-Hilliard 8:02 PM

What are the ways that a community can stop public property from being designated surplus and sold?

Laura Phinizy 8:03 PM

A ground lease essentially would also put the land out of our hands. Look at what happened to the former Hardy MS. The city leased it out long-term to the Lab School, then turned around and proposed to take away some of the park (Hardy Park) to build a new elementary school. The neighborhood loses access to the school building, the parking lot, and now will probably lose part of the park.

Mara Verheyden-Hilliard 8:03 PM

If the ANC states that this is NOT surplus property - what weight does that carry?

Mary Rowse 8:04 PM

What's the hurry Gilles? Be honest with us for once.

Alexandra Lewin-Zwerdling 8:04 PM

Nobody has asked HOW the community benefits from this approach vs improving the existing public space

Allen Seeber 8:04 PM

This is a repeat of the infamous West End Library deal near the State Department — a cynical distribution of public property to commercial interests with no substantive attention to the massive, concerted efforts of the Chevy Chase Community to organize and perpetuate its heartland, its core.

Mara Verheyden-Hilliard 8:04 PM

Who decided that the surplus hearing should be in the middle of the holidays? Why now?

Gail Sonnemann 8:05 PM

Please ask the community: do you want the city to make a significant investment in affordable housing at the Chevy Chase Civic core site so that the city rather than a private developer will define and control what housing is offered? to keep the in make a significant investment upfront to

Mary Rowse 8:05 PM

Gilles, you're refusing to change the date of the meeting. Why should anyone believe anything from you?

Donna Fabiani 8:07 PM

Don't we need to decide the purposes of the land before we talk about the methods to get there? In other words, we decide how much affordable housing we want and whether it's rental or for sale, and THEN we figure out if surplus or 100 year lease is the method to accomplish that?

Mara Verheyden-Hilliard 8:07 PM

We can have publicly owned property with a library, community center, green space and social housing. In fact, this is a key location for social housing - if this is given away to the developers that will not happen.

Laura Phinizy 8:08 PM

"Right now, the site is fully utilized as a public site," said Mr. Stucker. This is the exact opposite of surplus property!

Michael Osborne 8:08 PM

If the site is fully utilized then what about it is surplus?

Jessica Lee 8:08 PM

Why does the city want to do this? What does it accomplish?

Gail Sonnemann 8:09 PM

Ask DCPL in detail has surplussing and redeveloping the West End Library site served the public good? What did we learn? I am hearing this has not worked well for DCPL. Let's not repeat past failures based on - "but we normally do it this way".

Mary Rowse 8:09 PM

None of the property is surplus.

Barbara Robinson 8:09 PM

How do you decide how much square footage will be allocated to the library and to the community center and when will we know?

Mara Verheyden-Hilliard 8:09 PM

Why are you selling this land. Who decided to do that? We have not had an answer to the key questions asked over and over: 1) who decided that this is designated surplus and when did that happen, and 2) if the community wants to stop this, what are their avenues to do so. If you are a neutral public servant you should be able to answer this.

Gail Sonnemann 8:12 PM

Where is the detailed specification of what will be built on the site? Without this there is no grounds upon which to decide that it must be implemented by private hands on surplus land rather than public land.

Anonymous Attendee 8:13 PM

Was the survey conducted by OP informed by the community survey that the ANC did in 2017?

Allen Seeber 8:13 PM

What objection has the Mayor to simply maintaining the CCCC and library as it is and engaging Chevy Chase Community fundraising along with the taxing authority of the city to assure that outcome? The City has corrupted the aims of Chevy Chase residents to support social benefit with a brazen exchange of community property for political campaign fundraising.

Mara Verheyden-Hilliard 8:14 PM

You've just admitted that you are rushing this through before the new social housing initiative is in full force.

Andrea Rosen 8:15 PM

Given that government has repeatedly said that the high cost of land is the most significant barrier to building affordable housing, why does the Mayor favor privatizing our public land in order to create housing?

Mary Rowse 8:17 PM

This is such a corrupt proposal by the DC Government.

Andrea Rosen 8:19 PM

Did DMPED make a determination that there shouldn't be a surplus at Crummell School? Or was that a political decision made by the Ward 5 Councilmember?

Mara Verheyden-Hilliard 8:20 PM

Please state whether once you open this process if the process can be stopped, in other words, whether there can be a decision made that there will be no surplus sale whatsoever.

Lee Foster 8:20 PM

What projects in DC have been built without the "surplusing?" Can he point to any projects that the neighborhood thought was successful?

Mary Rowse 8:20 PM

There is no surplus.

Mara Verheyden-Hilliard 8:22 PM

That's not a yes or no answer, "working with the ANC" on the closing date is not answer Michael's question.

Gail Sonnemann 8:22 PM

To answer your question, Mr. Stucker, yes the city should invest to build and maintain a complex of mixed income affordable housing, in addition to a new library, rec center, playground, outdoor dgame space, and public parking. There is no functional reson to surplus any of the land which means loosing control of the outcome and use of the property for the long term.

Mara Verheyden-Hilliard 8:23 PM

You can see from this community meeting that there is widespread opposition - you can see the community sentiment. What is the urgency to push to start your surplus processing in December?

Andrea Rosen 8:23 PM

How will the survey be disseminated?

You would like to answer this question live.

Patricia Myler 8:24 PM

How come no one here tonight has been surveyed on this new survey but we know what the former survey asked as it was a major survey and was well vetted!

RONALD EICHNER 8:24 PM

@Gilles: Just to clarify: If a non-porfit developer built affordable housing on this site, would it require surplus-ing? If not surplused, how could affordable housing be built on the site.

You would like to answer this question live.

Mara Verheyden-Hilliard 8:25 PM

The survey MUST make clear that there can be a full rejection of the suplus sale in total. Based on what you've said it sounds like you just want to ask the community how they want the property disposed of, so that you can claim ratification.

Mary Rowse 8:26 PM

If it's like other OP surveys, questions will be skewed and answers will be multiple choice and limited. - all designed to skew the answers.

Lee Foster 8:26 PM

Who will review and tabulate survey results? The SAP process was highly suspect.

jerry malitz 8:26 PM

will all survey responses down to the smallest level of detail for both surveys you discussed be made publically available before any decisions are made?

You would like to answer this question live.

Donna Fabiani 8:27 PM

Is surplus the only way a nonprofit developer could buy the property? Could a surplus RFP invite only nonprofit developers to bid (and exclude for profit developers)?

Mara Verheyden-Hilliard 8:29 PM

Will the survey front and center make clear that the surplus sale can be rejected outright? As opposed to just asking people how they want it disposed of upon sale and then using those answers to suggest that people supported the sale?

Donna Fabiani 8:29 PM

Could Gilles or someone send us a written definition/description of surplus?

Elizabeth McPike 8:30 PM

PLEASE ask this and get a direct non-invasive answer: Can community sentiment LIMIT THIS PROJECT to renovation of the library and community center, adding more outdoor space, community garden, etc. ?

Anonymous Attendee 8:30 PM

All that is being considered for "surplusing" is the development rights over and above the space required by the new Library and Community Center. If we want to see affordable housing on the site, as called for in the Small Area Plan, the City Council has to first decide that the District doesn't need any more space of its own beyond those two facilities. DMPED will send the info gathered at the public hearing on December 15th to the Council, who will hold its own public hearing, before the Council makes the decision about surplusing. Decisions about open space, how much housing or parking, etc., and whether the property will be fully retained by the District and ground leased, retained or sold are NOT made at this stage. The community will have input re: how they want the site to be used so that will be incorporated in the RFP, that will be issued to solicit interest on the part of developers (nonprofit or for profit).

Laura Phinizy 8:30 PM

Repeat post from reg 10-801 - a-1(2) of the 10-801 regulation says that the city must analyse -

(A) Whether the real property could have any use by the District, including a description of the District's current needs for real property, a description of potential public uses considered by the Mayor, the square footage of green space on the real property, and a narrative explaining why the real property is unsuited for each public use considered;

(B) A detailed explanation as to why the real property is no longer required for public purposes, and why the determination that the real property is no longer required for public purposes is in the best interests of the District;

Elizabeth McPike 8:31 PM

non-evasive, I meant

Laura Phinizy 8:32 PM

Would social housing be an allowed public use without surplus, like fire station, etc.?

Andrea Rosen 8:32 PM

If the developer didn't have to buy the site, wouldn't it be easier to finance the construction?

You would like to answer this question live.

Mary Rowse 8:32 PM

How was housing built next to the Second District Police Station? Who owns the land on which that housing was constructed?

Teddi Ann Galligan 8:33 PM

Is there a map of the particular area that DMPED is thinking of "surplusing"?

Mary Rowse 8:33 PM

We need a senior center on this site.

Andrea Rosen 8:34 PM

If the developer didn't have to buy the site, wouldn't it be easier to finance the construction?

You would like to answer this question live.

Laura Phinizy 8:34 PM

Please explain why surplus was not raised in the SAP process, just recently on Nov. 15, if DC considers it so important?

Lee Foster 8:34 PM

Do we actually have more control over the final design and use if the city vs a private developer builds the project. Examples??

You would like to answer this question live.

Robert Gordon 8:35 PM

A program of this significance should be done after ANC and new Ward 3 Councilmember are sworn in not during lame-duck period.

Mara Verheyden-Hilliard 8:35 PM

Please explain how and when the decision to surplus was raised? This has been asked by many people over and over and there has been no answer.

Gail Sonnemann 8:36 PM

please ask affordable housing experts, not dumped what the options are for developing housing. mr stucker keeps refering to how we normally do it. maybe we can do better

Mara Verheyden-Hilliard 8:37 PM

Will the survey explicitly identify rejection of surplus in total, up front and first, as opposed to asking for acquiescence?

Mary Rowse 8:37 PM

Where is the opportunity for residents to be heard at this meeting? Wow.

Patricia Myler 8:38 PM

What a waste of time, it is pretty obvious what the Mayor wants here, which is not what the community wants. Look at the earlier well-done survey. We approved a smaller Lafayette-Pointer Recreation Center based on a larger, well run DPR (Hah) Community Center. This is sad!

Andrea Rosen 8:39 PM

Can you call a special meeting, ANC?

Andrea Rosen 8:40 PM

The ANC was never on the record as divesting part of this public land.

Laura Phinizy 8:41 PM

I think the first thing is to ask for the Dec 15 to be moved until after the holiday.

JORDAN BENDERLY 8:41 PM

Can the City send a mailed survey to every household in the neighborhood?



Laura Phinizy 8:42 PM

Hear, hear, Commissioner Gore. The push through with the absolute minimum timeline, using the future tense "will" for everything that could happen is incredibly dismissive.

Laura Phinizy 8:43 PM

We have been steamrolled. Bystanders are still standing.

Robin Miles-McLean 8:48 PM

Is there any legal provision in the gift from the Chevy Chase Land Company that the site be preserved for public uses?

Elizabeth McPike 8:50 PM

Are there sketches that we can look at showing how this site can accommodate library, community center, parking, outdoor space, and a "large amount" of affordable housing? That would be very helpful, as it is difficult to envision.

Alexandra Lewin-Zwerdling 8:50 PM

Thank you, Lisa! Appreciate your leadership.

Stephen Connors 9:03 PM

How many of the trees are heritage trees? I imagine the permits were a pretty penny...Are they mainly tulip poplars or other species as well? How many are being transplanted? That is a huge process and strict care protocols must be followed. Sadly, transplants often don't make it.

Bruce Sherman 9:03 PM

Secondly, echoing a question in the chat, what practical sense does it make to move and remove trees before the written BZA order is issued?

Elizabeth McPike 10:01 PM

Why not give your Minutes the widest exposure? So many comments tonight, regarding the Library issue, saying, "I didn't know this was happening..." etc. So, take the initiative to reach people, which will also draw more people in to be community-involved. Almost no one would know to go to ANC website to look for minutes, or even that there is an ANC website. Thank you.

## CHAT LOG

**19:09:41 From Pat Rosenman to Everyone:**

I cannot begin to protest to the idea that the our beloved DC Library and community center are about to be handled over to developers,

**19:12:34 From Sonya Matza to Everyone:**

I agree Pat. The library, playground and tennis courts are heavily used by the community. I don't understand why these resources are not being kept.

**19:12:49 From Emir Gur-Ravantab to Host and Panelists:**

Good evening Commissioners, I have no updates to make this evening, but happy Thanksgiving to you all. Can someone tell me the number of participants?

**19:13:31 From Randy Speck to Everyone:**

101 attendees now.

**19:13:48 From Michael Osborne to Everyone:**

I think the idea behind the RFP is to retain all of the current assets while allowing for the construction of social housing.

**19:14:36 From Mara Verheyden-Hilliard to Everyone:**

We need confirmation from every member of the ANC that they each unequivocally opposes this outrageous theft for developers. Each of you please confirm that you are on the record and will make clear that this is not surplus property and the entire community and the ANC opposes it.

**19:15:07 From Mara Verheyden-Hilliard to Everyone:**

We can build affordable housing and social housing without declaring this surplus property and giving it to the developers. That is a false premise.

**19:15:48 From Mary Rowse to Everyone:**

Agreed Mara.

**19:16:05 From Andrea Rosen to Everyone:**

As I understand it, the Mayor plans to surplus and dispose of a portion of the public property in order to build housing. Community center and library functions will be rebuilt in some fashion. What has never been explained so far is (1) why it's necessary to privatize land in order to build affordable housing; (2) how much land must be privatized; and (3) what configuration the library and community center facilities will assume.

**19:16:08 From Mara Verheyden-Hilliard to Everyone:**

Nothing should be done until the Green New Deal's Social Housing office is up and working. There should be no disposition or change in the property whatsoever. This is coming out of nowhere.

**19:16:13 From ROBIN Diener to Everyone:**

Agree Mara.

**19:16:29 From Peter Lynch to Host and Panelists:**

Neighbors who want to talk about the community center, please reach out at [Peter.anc3g.dc@gmail.com](mailto:Peter.anc3g.dc@gmail.com). I'll be stepping into the ANC role in January. Thanks

**19:18:47 From Elizabeth McPike to Everyone:**

Totally agree. Why is this decision so totally removed from our hands? I have lived in the neighborhood since 1979, raised my family here....it would be impossible to count the number of times we used the library and the Community Center. My late husband and I took dancing lessons at the Center, one son took guitar lessons, another learned the basics of wrestling....and don't even ask me to estimate the number of trips to the Library.

**19:18:59 From Peter Gosselin to Everyone:**

Laura Phinizy and I are collecting information about street lights. You can reach Laura at: [phinizyl@yahoo.com](mailto:phinizyl@yahoo.com) . You can reach me at: [Peter.gosselin@anc.dc.gov](mailto:Peter.gosselin@anc.dc.gov)

**19:19:04 From Andrea Rosen to Everyone:**

Michael Osborne: The Mayor and executive branch do not favor social housing.

**19:20:30 From Michael Osborne to Everyone:**

I thought I read that the point of the RFP was to encourage social housing at this site. I certainly speak only for myself and not anyone else on this.

**19:20:45 From Mara Verheyden-Hilliard to Everyone:**

Here is the bottom line: this does not have to happen. This is not needed for affordable housing and in fact will work against affordable housing - so the affordable housing claim is a lie. What needs to happen now is for the ANC to unequivocally oppose this and make clear that this is not surplus land and should not be privatized. That is what must come out of this meeting.

**19:21:40 From Laura Phinizy to Everyone:**

Calls about streetlights have dropped significantly - DDOT seems to be able to find either warm tone/lower lumen LEDs or replacement sodiums (old bulbs). DDOT is waiting for the right lamps vs replacing with a glaringly wrong lamp. -Laura

**19:21:53 From Rayisha Quarrie to Host and Panelists:**  
dcpluginfo.com  
questions@dcpluginfo.com  
844-758-4146

**19:22:04 From Andrea Rosen to Everyone:**  
Thank you, Laura. And thank you, Mara.

**19:22:06 From Carol Spiegel to Everyone:**  
It's insulting to our neighborhood to tell us that destroying our community space is enhancing our community! It is

**19:22:28 From Elizabeth McPike to Everyone:**  
Is it true that the Safeway space will be reduced, thus taking away easy, safe parking....so much easier than underground, which with its twists and turns is often confusing and difficult for seniors.

**19:22:48 From Andrea Rosen to Everyone:**  
Right now only the public property is under the gun.

**19:22:55 From Michael Osborne to Everyone:**  
The Safeway space is privately owned.

**19:23:47 From Mara Verheyden-Hilliard to Everyone:**  
First question: who first proposed this. Where did this idea come from? Please give the name of the person or entity. It didn't come from this community. Everyone here knows this is not surplus property.

**19:24:10 From Elizabeth McPike to Everyone:**  
Louder, please. Thank you.

**19:24:38 From Edward Cohen to Host and Panelists:**  
Hard to hear the speaker

**19:24:52 From Laura Phinizy to Everyone:**  
How many affordable housing units have been built under Inclusionary Zoning in the last 10 years?

**19:25:15 From Connie K. N. Chang, ANC 3/4G-05 to Edward Cohen, Host and Panelists:**  
Please increase your laptop's volume

**19:25:50 From Edward Cohen to Host and Panelists:**

**It is turned up all the way**

**19:26:02 From Mara Verheyden-Hilliard to Everyone:**

**Who initially proposed selling the property to developers?**

**19:26:18 From Jonathan Weinstein to Everyone:**

**RE. Laura's question - How many IZ units over past 10 years vs how many affordable units absent IZ? Is IZ a demonstrable way to create more affordable units than would otherwise be built?**

**19:26:59 From Mara Verheyden-Hilliard to Everyone:**

**There is no reason for the private developers to own the property. We do not need to accept that this necessarily be sold to developers. What is the basis for selling this public property?**

**19:27:25 From Andrea Rosen to Everyone:**

**The ANC asked that questions go into the Q&A in order to be seen.**

**19:27:32 From Michael Osborne to Everyone:**

**Perhaps another public purpose for part of this site would be building a senior center.**

**19:27:37 From Carol Aten to Host and Panelists:**

**I believe that affordable housing has been deemed a public purpose (e.g., for eminent domain purposes). Why isn't the city retaining the property and requiring mixed use affordable housing be built there?**

**19:27:54 From Andrea Rosen to Everyone:**

**I believe Kenyan McDuffie has promised a senior center for Ward 3!**

**19:27:56 From Jonathan Weinstein to Everyone:**

**@Gilles - The community wants to have a library, a community center and a playground on the site. Can these uses be guaranteed in writing as part of any sale for a mixed-use development?**

**19:28:32 From Alexandra Lewin-Zwerdling to Everyone:**

**And didn't community desires get outlined already in the SAP feedback?**

**19:28:56 From Andrea Rosen to Everyone:**

**The SAP lacks detail and also binding language. A boondoggle, in short.**

**19:28:59 From Lisa Gore, 3/4G-01 to Everyone:**

**Folks, please put your questions in the Q&A function. Thanks!**

**19:29:57 From Alexandra Lewin-Zwerdling to Everyone:**

**@Andrea very true! Just making the point that the community wants public and green space - and the library and the community center!**

**19:30:05 From Pam Janis to Everyone:**

**Can everyone please put their questions in the Q & A queue as they told us so there's a chance they'll be answered? Thanks, everyone!**

**19:30:10 From Robin Miles-McLean to Everyone:**

**The SAP process failed the community, but satisfied the developers and the Mayor**

**19:30:33 From Lisa Gore, 3/4G-01 to Everyone:**

**I see the Q&A populating! Thanks so much!!**

**19:30:40 From Elizabeth McPike to Everyone:**

**You say, "...that the community would like to see" and "what the community wants".....But many people feel that the Mayor's Office, etc., will make these decisions after a pretense of concern for what our neighborhood wants.**

**19:31:19 From Robin Miles-McLean to Everyone:**

**The Council's "hearing" that approved the SAP was a sham. We watched it all and were appalled by the lack of substance.**

**19:31:31 From Gail Sonnemann to Everyone:**

**Please clear definition of the desired outcome based on community needs and preferences. Why first discuss surplussing, transfer of public land to private ownership, and "private purposes" before defining the outcome?**

**19:31:51 From Mara Verheyden-Hilliard to Everyone:**

**The District does not need to sell the property to create affordable housing, that's not true.**

**19:33:04 From Mara Verheyden-Hilliard to Everyone:**

**Connie, why are you asserting as foregone that the property should be sold? That is just not necessary.**

**19:34:17 From Jonathan Weinstein to Everyone:**

**@Mara - Please provide information or a link to information on why you think the District can / should develop housing without disposing of the property to a private or non-profit developer.**

**19:34:28 From Lisa Gore, 3/4G-01 to Everyone:  
Gilles.stucker@dc.gov**

**19:34:39 From Jonathan Weinstein to Everyone:  
@Mara - How would that work?**

**19:34:53 From Lisa Gore, 3/4G-01 to Everyone:  
Please put "surplus" in your subject line**

**19:34:53 From Robin Miles-McLean to Everyone:  
2 weeks after the hearing will include the traditional winter holidays and New Years.  
How convenient for the City that citizens will be very distracted!**

**19:35:14 From Pam Janis to Everyone:  
Definition of terms: what do they mean by "social housing?" Wish we could avoid  
jargon altogether.**

**19:35:21 From Anne Cekuta to Everyone:  
This is ridiculous. People's comments will certainly not be taken into consideration.**

**19:35:55 From Gail Sonnemann to Everyone:  
Surplussing land to put it into private hands forever precludes future city/community  
use for the common good. Shouldn't Chevy Chase instead learn from mistakes in giving away  
public land at the Wharf, rather than declaring that this is what the city always does?**

**19:36:30 From Mara Verheyden-Hilliard to Everyone:  
The District can continue to own the land. It can work with the soon to be created  
Office of Social Housing and with affordable housing activists to develop a social housing  
structure. There is no need to sell the land.**

**19:36:42 From Jonathan Weinstein to Everyone:  
Disposition of the property "could" include requirements for public uses.**

**19:37:11 From Pam Janis to Everyone:  
Mara, what is "social housing?"**

**19:37:12 From Elizabeth McPike to Everyone:  
That wasn't his question. The question was, Why do you refer to this as surplus  
property.**

**19:37:29 From Robin Miles-McLean to Everyone:  
Correct Elizabeth**

**19:37:56 From Anita LaRue-McAfee to Everyone:**  
Agree.

**19:38:32 From Mara Verheyden-Hilliard to Everyone:**  
<https://www.npr.org/local/305/2020/02/25/809315455/how-european-style-public-housing-could-help-solve-the-affordability-crisis>

**19:38:46 From Jonathan Weinstein to Everyone:**  
@Mara - I am still not clear on how affordable housing activists would pay to develop housing. Where would the \$50 million in development costs come from for the 100 units you mention?

**19:38:52 From Lee Foster to Everyone:**  
Will the facilities we want to retain and/or expand be guaranteed to be included by a developer?

**19:38:56 From Robin Miles-McLean to Everyone:**  
If in my almost 40 years in DC I had seen any of these types of proposals actually come to fruition for the people who needed it I might believe some of this. But I can't think of one. The desecration of the Franklin School is inexcusable.

**19:39:50 From Helki Spidle to Host and Panelists:**  
I can't stay long tonight, I just wanted to be here to express how important the library and adjacent playground are to our family.

**19:40:00 From Elizabeth McPike to Everyone:**  
Has it already been decided that housing will be built on or as part of the Library/Community Center?

**19:40:05 From Brenda Sonneveldt to Everyone:**  
Holiday party for me on the 15th as I'm sure this is the case for many others.

**19:40:23 From Kathy Abbruzzetti to Everyone:**  
Maret/ECC Sports Complex, Bike Lanes on Conn Ave and now the Community Center/Library - this is why there is a such a huge debate regarding the community having a voice and the ANC's representation of our voice. Why is quality of life in each of the neighborhoods impacted by these projects not considered important?

**19:40:36 From Robin Miles-McLean to Everyone:**  
As I suggested multiple time during the sA



**19:40:45 From Carolyn Jeppsen to Everyone:**

I thought that what was happening with community center and that space had not yet been decided

**19:41:00 From Andrea Rosen to Everyone:**

@Jonathan - The for-profit developers are heavily subsidized by the government. They will probably sell the public land (as they always do) for pennies on the dollar, for a start. Plus the developer draws from the Housing Production Trust Fund and other government sources.

**19:41:00 From Nancy Wilson to Host and Panelists:**

It seems that Gilles does not mention the parking and that makes me think he or the District is planning to remove the parking lot, is that correct?

**19:41:03 From Mara Verheyden-Hilliard to Everyone:**

@Jonathan, that's funny. \$50 million is nothing in the District's budget. It's just a portion of annual ticket camera revenue for example.

**19:41:07 From Carolyn Jeppsen to Everyone:**

So many people in our community - people who actually LVIE NEAR the community center have no idea ANY of this is going on

**19:41:11 From Michael Osborne to Everyone:**

There is no sports complex at the Maret/ECC site. None proposed or planned.

**19:41:57 From Robin Miles-McLean to Everyone:**

...SAP process, this public land could provide additional serviced, e.g., a desperately needed public school to take some pressure off the existing schools. Co-location of a school, library and recreation is not hard to imagine

**19:42:00 From leora hochstein to Everyone:**

We use

**19:42:04 From leora hochstein to Everyone:**

tho

**19:42:05 From Carolyn Jeppsen to Everyone:**

But people who live in the neighborhood need to even know this is happening . People cannot give input if they do not even know it is happening

**19:42:05 From Stephen Connors to Everyone:**

But Mr. Stucker, you are missing the point. Why should it be determined as surplus in the first place? Why not build a better library and rec center and better playgrounds and an

improved garden for the community? And budget some money and hire knowledgeable people who know how to manage facilities and keep them looking nice and not fall into disrepair like Jackson-Reed, on which millions and millions were spent. I read today that Ward 3 is the only one in the city that does not have its own senior center.

**19:42:26 From Amy Mack to Host and Panelists:**

Why is there an assumption that a large development project is the only way to add to housing stock? If the goal is to build social housing, why is it assumed that developers are the only source of building? They have a terrible record and a larger development will be more disruptive to the neighborhood

**19:42:35 From Carolyn Jeppsen to Everyone:**

I agree with Stephen on this

**19:42:46 From Andrea Rosen to Everyone:**

The whole point is to keep people in the dark, although we do get flyers about leaf collection.

**19:42:48 From Jason Heretik to Host and Panelists:**

Thank you Lisa. Appreciate the concern about longer timeline for meaningful community input.

**19:42:59 From leora hochstein to Everyone:**

Those of us in the neighborhood very much appreciate the library, basketball/pickle

**19:43:26 From Linda Komes to Everyone:**

Why can't the December 15th meeting be moved until after our new Councilmember is in place?

**19:43:30 From leora hochstein to Everyone:**

basketball/pickle ball courts.

**19:43:31 From Jonathan Weinstein to Everyone:**

@AR - Public land is sold for pennies on the dollar to subsidize the affordable units. The construction costs are the same regardless of the affordability of the units. Why would a developer pay market rate for land that can not be developed with a market rate property?

**19:43:40 From Carolyn Jeppsen to Everyone:**

Why is the rush for 12/15

**19:44:03 From Peter Lynch to Host and Panelists:**

**Recommend folks reach out to the Cheh office, Frumin, at-large councilors, and Mayors office on top of ANC reps.**

**19:44:12 From Brenda Sonneveldt to Everyone:**

**Thank you Lisa**

**19:44:22 From leora hochstein to Everyone:**

**why are we just learning about this decision. agree - shocker!!!**

**19:44:27 From Carolyn Jeppsen to Everyone:**

**THANK YOU LISA**

**19:44:41 From Jane Sargus to Host and Panelists:**

**Thank you for speaking for us, Lisa!**

**19:44:49 From Pam Janis to Everyone:**

**Yes, Lisa, thank you!**

**19:44:56 From Teddi Ann Galligan to Host and Panelists:**

**Thank you, Commissioner Gore.**

**19:45:24 From Jason Copelas to Host and Panelists:**

**@Stephen - because that wouldn't include housing. This whole plan starts with building more housing. Everything else is a result of that. Simply rebuilding the existing facilities wouldn't accomplish that. You may agree or disagree with that goal, but that's the reason for this.**

**19:45:24 From Gail Sonnemann to Everyone:**

**Is this push for rapid declaration of the land as surplus because DMPED envisions that the developers (not the community or the agencies) will define what is built on the land?**

**19:45:46 From Robin Miles-McLean to Everyone:**

**It is STUNNING that the City apparently designated this property "surplus" before talking to the community!! Wow. The SAP process was bad enough and this is SO much worse.**

**19:45:47 From Andrea Rosen to Everyone:**

**@Jonathan: 25 acres of parkland was sold to a consortium of developers for \$17 million, and the city paid the entire cost of readying the site for construction. In short, the city PAID THE DEVELOPERS to take a Historic Landmark off its hands. The intent is for the site to be developed with a market-rate building with IZ.**

**19:45:50 From leora hochstein to Everyone:**  
Agree, 12/15 is very inconvenient.

**19:46:02 From Elizabeth McPike to Everyone:**  
Direct question, so please a direct answer: Does the community's comments REALLY matter, or just window dressing for decisions that the Mayor's Office has made?

**19:46:50 From Mara Verheyden-Hilliard to Everyone:**  
The ANC needs to hold its ground and insist that this is not surplus and that this process needs to be halted entirely.

**19:47:05 From Andrea Rosen to Everyone:**  
@Jonathan: "the site" meaning the Chevy Chase public property. And by the way, the McMillan Park sale is being redeveloped with 20% of affordability, even though it is on a WMATA Bus Priority Corridor, which should mean 30% affordability.

**19:47:11 From Jonathan Weinstein to Everyone:**  
@Andrea - The city set a price that reflected the value of the land given the amount of affordable housing it required to be built on it. It's math.

**19:47:25 From Lee Foster to Everyone:**  
Thank you Lisa. He seems to have his own agenda-literally.

**19:47:28 From Carol Spiegel to Everyone:**  
It feels like this is being bulldozed through.

**19:47:57 From Carol Aten to Host and Panelists:**  
is

**19:48:09 From ROBIN Diener to Everyone:**  
Maya is correct. There is no need to surplus, dispose and sell the land. The District can rebuild library, community ctr, tennis courts, etc, as it typically does by hiring the appropriate construction company, landscaper, etc. It can do the same to build housing. In recent years, the city has been intent on increasing the tax roles by giving away public land -- as in the West End Library -- in exchange for large amount of luxury housing being built. DC no longer needs to give away its public land -- if indeed it ever really needed to. The city now has overflowing coffers. Now is the time to build "social housing" that mixes incomes, mixes uses and pays for itself.

**19:48:10 From Andrea Rosen to Everyone:**  
@Joanathan: The city's own assessment in 2012 considered the 25 acres worth \$100M. The cost of the affordable housing will be largely shouldered by the city anyway.

**19:48:17 From Mara Verheyden-Hilliard to Everyone:**

**You didn't listen to the hundreds of comments on the SAP, there were explicitly disregarded.**

**19:48:17 From Michael Osborne to Everyone:**

**@Andrea is the 25 acre site you refer to the former McMillan reservoir?**

**19:48:29 From leora hochstein to Everyone:**

**We don't need a little extra housing here. We need space for the community to congregate and recreate.**

**19:48:32 From Robin Miles-McLean to Everyone:**

**LOL Mr. Stucker!!**

**19:48:42 From Andrea Rosen to Everyone:**

**Yes, @Michael.**

**19:49:06 From Elizabeth McPike to Everyone:**

**Read, collate, analyze,**

**19:49:28 From Michael Osborne to Everyone:**

**@Andrea thank you**

**19:49:36 From Mara Verheyden-Hilliard to Everyone:**

**Randy - PLEASE STOP AGREEING WITH THE SURPLUS DECISION. Why are you agreeing that our public property should be sold to developers?**

**19:49:47 From Carolyn Jeppsen to Everyone:**

**It is not just open space. It is a place for libraries and literacy and activities for sunrise and children and ALL people.**

**19:49:53 From Robin Miles-McLean to Everyone:**

**I took part in the Council meeting re the Small Area Plan.. Only one council member attended.. The entire council unanimously voted yes later that day.**

**19:50:02 From Carolyn Jeppsen to Everyone:**

**That sounds like BS what was just said.**

**19:50:10 From Carol Aten to Host and Panelists:**

**Is ground lease the only option for rental housing or can developers also get ownership fo rental housing?**

**19:50:18 From Carrie Baroody to Host and Panelists:**

**We use the athletic court regularly and would like to see it preserved. It is a wonderful community space!**

**19:50:37 From Michael Osborne to Everyone:**

**I think Randy is asking hypotheticals.**

**19:50:38 From Jonathan Weinstein to Everyone:**

**@Andrea - Wasn't the \$100M assessment based on 100% market rate development? The \$83M discount would then reflect the lost value due to required construction of affordable (lower-priced) housing units.**

**19:50:40 From Andrea Rosen to Everyone:**

**Randy Speck always promised the community that an important amount of affordable housing could be achieved on the PUBLIC land; yet now he goes with the flow on disposition.**

**19:50:58 From Eniko Miksche to Everyone:**

**I am just joining this conversation and am shocked! I live in this community and use those courts all the time. We have really no recreational amenities here and that is the only open space available. How can the people of this community who live and support this area not be consulted and just be bulldozed over???**

**19:51:23 From Mara Verheyden-Hilliard to Everyone:**

**But Randy is agreeing that we can get rid of our public property and just discussing what crumbs we get. Please stop conceding our public space.**

**19:51:31 From Andrea Rosen to Everyone:**

**@Jonathan: Wouldn't you need to know all of the finances for this deal? There's lots of not-affordable housing on the site. And as mentioned before, the city is usually on the hook for paying for the IZ units.**

**19:52:10 From Mara Verheyden-Hilliard to Everyone:**

**Why is the ANC agreeing to this process? This is a bulldozer - please stand up and say no.**

**19:52:13 From Greg Schmidt to Everyone:**

**Kind of a side issue but what is the basis for the claim that that OP "explicitly" ignored the neighborhood's comments on the SAP? Were those comments ever released? If so where can we find them? FYI - the SAP did more or less agree with my comments.**

**19:52:22 From Eniko Miksche to Everyone:**

**The ANC has to HOLD and prevent this development from moving forward**

**19:52:31 From Michele Wolin to Everyone:**

The mature, large trees in the green space along Connecticut should also be saved. For the SAP, there were overwhelming comments from the community asking to save the playground, courts, and open space. It is hard to imagine developers caring about this.

**19:52:49 From Mara Verheyden-Hilliard to Everyone:**

No, Randy, the ANC does not need to "partner" in this developer theft and give away.

**19:53:04 From Lee Foster to Everyone:**

Randy, Do we have to beg to be part of the process?

**19:53:16 From Carolyn Jeppsen to Everyone:**

Better engage with the community would be login door to door with city reps and asking for feedback. NO ONE knows this is going on

**19:53:16 From Teddi Ann Galligan to Host and Panelists:**

We can guide you to better engage with us. Ask us. Please hear what we, the community, say.

**19:53:49 From Andrea Rosen to Everyone:**

Please show up en masse for the Community Surplus meeting. Please understand that the only reason they're holding the Surplus meeting in the community at all is because it's required by law. A speed bump on the highway to privatization. I asked in the Q&A for examples of instances where a surplus meeting didn't lead to disposition. Hopefully we'll get an answer. But I think the answer is, none.

**19:53:54 From Alexandra Lewin-Zwerdling to Everyone:**

My kids are listening and told me to write in to please keep the library. It's their first ANC meeting and they can't believe this either. Let's show our kids that we can stand up to this lack of transparency. I used to be an ANC commissioner and know it can be done! There are plenty of times when development is a positive thing - this surplus issue isn't one of them.

**19:53:57 From Greg Schmidt to Everyone:**

And what I heard is that the surplus process enables the city to include for-profit developers in the RFP but that the RFP will not be exclusively limited to for-profit developers, not to any specific approach such as a sale v a lease.

**19:54:02 From Peter Lynch to Host and Panelists:**

I was on the SAP CAC, and we did not discuss selling the land to my knowledge, this is new. There was talk of possibly including affordable housing.

**19:55:13 From Michele Wolin to Everyone:**

The survey must allow for people to express the full range of opinions. The surveys from OP regarding the SAP were a joke, especially the first one, as they basically didn't allow for dissenting views.

**19:55:31 From Mara Verheyden-Hilliard to Everyone:**

This community does not need to, and should not, accept that our public space be privatized and then beg to keep a library etc. The ANC needs to oppose this sale - it is without legitimate basis and is an ambush on the community.

**19:55:36 From Carolyn Jeppsen to Everyone:**

LITERACY should be a #1 priority as well as wellness and a place to recreate and include ALL people including those with disabilities.

**19:56:33 From Mara Verheyden-Hilliard to Everyone:**

The issue with the survey is that they have no binding impact. They can be read and responded to and totally disregarded. That is what happened in the SAP process. When you look at the comments on line, hundreds were disregarded.

**19:56:36 From Elizabeth McPike to Everyone:**

Late to this process: Has it been definitely decided that housing will be part of a library/community center complex???

**19:57:11 From Robin Miles-McLean to Everyone:**

Mr. Stucker, why did the City make these decisions WITHOUT community input BEFORE making the decision?

**19:57:29 From Andrea Rosen to Everyone:**

@Gail: Gilles said during the October 20 meeting with the ANC that the RFP respondents (developers) would submit their concepts, and DMPED would choose. Nuts, huh?

**19:57:32 From Mary Rowse to Everyone:**

This land was originally donated to the city by the Chevy Chase Land Company for a school and it was a school for many years. Residents in the neighborhood fought hard to keep this land in public hands in the late 1940s and early 1950s when some wanted to sell it for commercial purposes after the E.V. Brown school was no longer in use. Residents won their battle with the help of The Evening Star newspaper -- a story waiting to be told. Ultimately, the library and community center were built in 1968 and 1971 because the land was kept in public hands.



**19:57:39 From Margaret Lenzner to Host and Panelists:  
Who decides details of RFP?**

**19:57:46 From Greg Schmidt to Everyone:**

**And will people please stop claiming that any much less all of the public uses now incorporated into the civic center and library will be sacrificed to other uses going forward. The SAP, which is now law, adopted by the City Council, contemplates a "reimagined" civic core which could, as the speaker indicated, include all the current uses, or not, and other public uses not provided today. This entire process is spelled out in detail in the SAP - please go back and read it.**

**19:57:49 From Carolyn Jeppsen to Host and Panelists:**

**Is someone going to ask that Mr. Stucker respond to the issues in the chat in some sort of formal response to the community, which has NO idea this is happening.**

**19:58:19 From Linda Komes to Everyone:**

**How is the scope in the RFP developed and by whom? Is a consensus of the community's concerns expressed in the RFP?**

**19:58:26 From Robin Miles-McLean to Everyone:**

**"Once the property is developed"**

**19:58:33 From Mara Verheyden-Hilliard to Everyone:**

**Connie - why are you agreeing that the land will be privatized?**

**19:58:36 From Lee Foster to Everyone:**

**Is there any input into the lease or sale option? Has DC ever developed a project like this without an outside developer.**

**19:58:46 From Edward Cohen to Host and Panelists:**

**It appears to be presumed that there will be a surplus sell-off. What about using any excess land for other public purposes as opposed to housing?**

**19:59:00 From Michele Wolin to Everyone:**

**The survey shouldn't occur until after the holidays, either.**

**19:59:02 From Andrea Rosen to Everyone:**

**.@Gilles means that the Community Center and Library functions will still happen, but the physical fabric of those functions is undetermined.**

**19:59:08 From Nancy Wilson to Host and Panelists:**

The District has no good record for enforcing rules regarding upkeep, etc., of housing. Just look at the Housing Authority's record. Because of the Section 8 vouchers, there is affordable housing in our community.

**19:59:15 From Michael Osborne to Everyone:**

I don't think Connie is agreeing to anything. She is asking the DMPED rep to explain the process.

**19:59:36 From Andrea Rosen to Everyone:**

@Connie is really selling it for DMPED.

**19:59:49 From Stephen Connors to Everyone:**

An hour for such a hugely important issue that in reality should never have become an issue in the first place--it never should have been considered (where did this idea come from?)--is an outrage. The community wants the area improved--and that's what we were told in the past would happen. .The ANC's need to have final approval of any survey...and don't field it until after January 15th or so..but this sounds like they are convinced /decided it needs to field in December .Mr. Stucker keeps mentioning the "next phase"--is he assuming it will even get past a first phase if the survey shows that no one wants this to move forward in the first place. He just said "once this property is developed.. this is just so unbelievable.

**19:59:55 From r r to Everyone:**

who benefits really from this developed land

**19:59:59 From Robin Miles-McLean to Everyone:**

The ANC has done a great job over the last year bringing in community activists from other parts of the city where these types of developments have happened. Most of those had more binding agreements than we do -- none of those were honored. Why would this be different/better?

**20:00:00 From Allen Seeber to Host and Panelists:**

This is a repeat of the infamous West End Library deal near the State Department — a cynical distribution of public property to commercial interests with no attention to the massive, concerted efforts of the community to organize elements central to the Chevy Chase Community.

**20:00:18 From Jane Sargus to Host and Panelists:**

Nothing about this process has assured me of transparency and accountability.

**20:00:26 From Andrea Rosen to Everyone:**

**Please start asking Mr. Stucker the questions in the Q&A. I don't want to hear Connie's interpretation, which is making more palatable something deeply offensive.**

**20:00:51 From leora hochstein to Everyone:**

**we don't want new development. we enjoy the property as is.**

**20:00:52 From Mara Verheyden-Hilliard to Everyone:**

**Connie, you sound like you are being paid by the developers to facilitate this process? Why are you their advocate rather than the community's advocate?**

**20:00:58 From Teddi Ann Galligan to Host and Panelists:**

**"That would be an option." is not the same as saying "Yes"**

**20:01:06 From Eniko Miksche to Everyone:**

**People here do NOT want housing put I'm there!!!**

**20:01:24 From r r to Everyone:**

**developers benefit**

**20:01:34 From Oana Leahu-Aluas to Everyone:**

**Folks in the chat: please don't assume you are speaking for everyone in the meeting or the community.**

**20:01:38 From Charles Cadwell to Host and Panelists:**

**141 Attendees**

**20:01:41 From Gareth Eckmann to Host and Panelists:**

**If this is the process of the disposition prior to the RFP, then what happen to the property if the rfp is not accepted? Will the surplus designation be removed?**

**20:01:47 From Jonathan Weinstein to Everyone:**

**@Eniko - People here do want housing put there. Lots of people with different opinions.**

**20:02:00 From Andrea Rosen to Everyone:**

**Ask the 100s who clamored to keep McMillan public.**

**20:02:05 From Michael Osborne to Everyone:**

**Connie is trying to explain the process and reassure community members that neither the library nor the community center is being sold.**

**20:02:11 From Teddi Ann Galligan to Host and Panelists:**

Yes, but Gilles Stucker and the city would have a *\*moral\** responsibility to keep it all public, then, even if not legal.

**20:02:11 From Jason Copelas to Host and Panelists:**

Everyone wants new housing put in someone else's neighborhood.

**20:02:23 From Stephen Connors to Everyone:**

If only we still had the Northwest Current!

**20:02:38 From Andrea Rosen to Everyone:**

@Michael: Please watch the October 20 meeting with the ANC and Mr. Stucker on YouTube.

**20:02:58 From Eniko Miksche to Everyone:**

Sorry, my mistake. Didn't mean to step on toes. I should say many folks I know don't want housing there.

**20:02:59 From Andrea Rosen to Everyone:**

Mr. Stucker was a lot less guarded in his remarks.

**20:03:02 From Mara Verheyden-Hilliard to Everyone:**

@Michael, Connie is advocating for the sale for the property.

**20:03:54 From Michael Osborne to Everyone:**

I must be attending a different meeting.

**20:04:25 From Mara Verheyden-Hilliard to Everyone:**

Connie is trying to tell everyone that allowing this to be sold away will be just fine. That is advocating for its sale.

**20:04:35 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:**

Mara, you have to stop accusing me of wanting to sell off the property. I am trying to clarify the District's process in redesigning the civic core. If we want social housing, then we have to keep the property public.

**20:05:19 From Jonathan Weinstein to Everyone:**

Explaining a process by which existing public resources can be rebuilt on the site, while adding housing as well, is not the same as advocating for its sale. I have not heard a feasible alternative to this approach to accomplish this goal.

**20:05:35 From Andrea Rosen to Everyone:**

But @Connie, the process is clearly backwards! I mean, how do you put out an RFP for the sale of property if you don't specify the location and size? How do you determine the size and location if you have no site plan?

**20:05:47 From Robin Miles-McLean to Everyone:**

"community involvement process starting now" in a nutshell, that's a huge problem

**20:06:44 From Brenda Sonneveldt to Everyone:**

Thank you Peter

**20:07:00 From Robin Miles-McLean to Everyone:**

Yes, thank you Peter

**20:07:01 From Alexandra Lewin-Zwerdling to Everyone:**

+1 for Peter's comment

**20:07:16 From ROBIN Diener to Everyone:**

Mary Rowse, this history you mention is very interesting. I'd not heard it. Thank you!

**20:07:20 From Teddi Ann Galligan to Host and Panelists:**

"Fully utilized" per Gilles Stucker himself....therefore \*not\* surplus!

**20:07:32 From Pam Janis to Everyone:**

thanks, peter

**20:07:57 From Carol Grunewald to Host and Panelists:**

So much for "community input". It sounds like the City can collect as much "community input" as anyone wants — and then just do exactly as it pleases. I don't believe the Council or the Mayor care about Chevy Chase DC.

**20:08:01 From Carol Spiegel to Everyone:**

Thank you Peter!

**20:08:03 From Margaret Lenzner to Host and Panelists:**

You get all that input then what? DC decides what?

**20:08:12 From Janet Sherk to Host and Panelists:**

This guy is so slippery and evasive. Peter's questions are clear as day yet no clear answers whatsoever.

**20:08:30 From Michele Wolin to Everyone:**

**This meeting demonstrates that there was not sufficient outreach to the community for the SAP, and that it has been foisted on us. Outreach should have been done by the ANC before approving the SAP, and it never happened.**

**20:08:40 From Robin Miles-McLean to Everyone:**

**"Will not include those elements"**

**20:08:42 From Andrea Rosen to Everyone:**

**But the FORM of "those elements" is undetermined.**

**20:08:52 From Teddi Ann Galligan to Host and Panelists:**

**Is there a map of what portion DMPED is considering? Please show us.**

**20:09:16 From Jonathan Weinstein to Everyone:**

**@Andrea, the RFP would specify goals for the site and developers (private and non-profit) would respond with proposals that work for them to meet the uses. Their different proposals will result in different land values. The ANC will be part of reviewing the proposals and helping to choose the proposal that works. That said, Planning is doing a poor job of explaining this clearly. Still not clear if @Gilles is referring to preserving SF somewhere (in the air rights) or the actual footprint.**

**20:09:16 From Andrea Rosen to Everyone:**

**The library may share space with the community center. The library may be under the housing. The community center may be under the housing. They may be stacked like a Smith Island Cake.**

**20:09:48 From Andrea Rosen to Everyone:**

**@Jonathan, what is SF?**

**20:09:55 From Carol Grunewald to Everyone:**

**So much for "community input." The City can collect as much "community input" as anyone wants — and then just do as it pleases. I don't believe the Council or the Mayor care about Chevy Chase DC.**

**20:10:12 From Andrea Rosen to Everyone:**

**@Jonathan: The surplus has to specify the land being surplus, surely.**

**20:10:49 From Leonade Jones to Everyone:**

**Why are we using government/development speak? Why can't we use everyday language. Surplussing? Social housing? Lee Jones**

**20:10:50 From Robin Miles-McLean to Everyone:**

As I said before, and I can't express enough. EVERY community group the ANC brought into prior meetings - who were here to talk about how great the process was - so they were picked carefully - all admitted the most important promises were broken. And they had more legally binding documents for their SAP and such than our neighborhood does.

**20:10:51 From Margaret Lenzner to Host and Panelists:**  
square footage

**20:11:13 From Jonathan Weinstein to Everyone:**

@Andrea, I believe the surplus could potentially turn over 100% of the land, but require a portion of the FAR SF be used for the specific public uses.

**20:11:17 From leora hochstein to Everyone:**

Much of this community is strongly against this proposed development.

**20:11:20 From Lee Foster to Everyone:**

What projects like this in DC have been done without the "Surplussing?" What determines the "best interest of the district?" Does it include what the neighborhood wants?

**20:11:26 From Andrea Rosen to Everyone:**

We the people own that land. We must keep it.

**20:11:27 From Nancy Wilson to Host and Panelists:**

There is no portion of the property that should be considered for surplusing — We need the playground, the basketball court, and the parking.

**20:11:37 From Stephen Connors to Everyone:**

The community has named at least a dozen things they would like...getting even those would allow for very little room if any room at all for anything else! This whole process is just so backwards.

**20:11:59 From leora hochstein to Everyone:**

Will these comments be included in the record of this proceeding?

**20:12:07 From Andrea Rosen to Everyone:**

Crummel School was saved by EmpowerDC, public opinion, and in the last analysis, Kenyan McDuffie who knew it would look good for his next campaign.

**20:12:24 From Pam Janis to Everyone:**

Agree with Lee Jones. Lose the jargon, surplussing etc.

**20:12:40 From Mara Verheyden-Hilliard to Everyone:**

**This is the public land. The community has not agreed that it should be sold. Who are what is proposing this?**

**20:12:45 From Susan Laing to Host and Panelists:**

**If you want to include the chat, click on save the chat**

**20:12:54 From leora hochstein to Everyone:**

**Yes Lisa Gore!**

**20:13:03 From Mara Verheyden-Hilliard to Everyone:**

**Yes, Michael!**

**20:13:13 From Eniko Miksche to Everyone:**

**Go Lisa Gore!**

**20:13:54 From Mara Verheyden-Hilliard to Everyone:**

**The property does not have to be sold to improve on it. And it does not have to be sold to create housing either.**

**20:14:13 From Leonade Jones to Everyone:**

**Agree with you Lisa Gore that the ANC should be a way to get community input. Lee Jones**

**20:14:48 From Elizabeth Vaden to Everyone:**

**Are we seriously talking about asking DCHA to build this housing? And that won't be workforce housing, by the way.**

**20:14:55 From Robin Miles-McLean to Everyone:**

**We have several friends and family members in other parts of the city where developers were given these sort of deals. Developers were not required to upgrade water/sewer systems in keeping with that development. Friends and family members have been told by DC WASA, DC, and various plumbers that their tens of thousands of dollars of plumbing/water/sewer work AND damage to their houses are their costs for the "development" agreed to by this Mayor and the developers. Very little benefit to the community has been part of this - almost no affordable housing. All the COSTS and none of the BENEFITS to community homeowners - and the city really the no better for it. The Mayor and the developers are happy though.**

**20:14:56 From Robert Gordon to Host and Panelists:**

**Excellent questions Michael. What about PPP?**



**20:15:10 From Andrea Rosen to Everyone:**

**So let a nonprofit developer and manager do that work. But KEEP THE PROPERTY PUBLIC.**

**20:15:17 From Mara Verheyden-Hilliard to Everyone:**

**But we have a new law taking effect, the Green New Deal that includes social housing development - why is this being pushed through in advance of that initiative taking effect?**

**20:15:32 From RONALD EICHNER to Host and Panelists:**

**The Small Area Plan identified this as a site for housing. If we want social (i.e. public) housing developed and managed by the District , then you probably dont have to surplus, but the city does not have a great track record does it?**

**20:15:55 From Heidi Worley to Host and Panelists:**

**Putting in a plug for retaining public recreational space in this location. Current recreational space is well-used (court and playground) and certainly would continue to fill a need moving forward.**

**20:16:13 From Mara Verheyden-Hilliard to Everyone:**

**Thank you Michael for standing up for the community! That is all correct.**

**20:16:42 From ROBIN Diener to Everyone:**

**Cmsr Zeldin, Yes. The city CAN develop its own land by hiring the people to do it. There is no law forbidding it. It is doable. Just as it builds schools and libraries. The city contracts with a professional entity to do the work.**

**20:17:01 From Pam Janis to Everyone:**

**Exactly, Michael, thank you.**

**20:17:15 From leora hochstein to Everyone:**

**@Robin, totally agree!**

**20:17:26 From Brenda Sonneveldt to Everyone:**

**Thank you Michael**

**20:18:16 From Leonade Jones to Everyone:**

**Perhaps the city should maintain the city stock (30% of it is uninhabitable) rather than adding to it. It is not responsible with the housing stock that the city has. Lee Jones**

**20:18:26 From leora hochstein to Everyone:**

**ANC members- many of us in the community do not want housing to take over our public space.**

**20:18:29 From Nancy Wilson to Host and Panelists:  
The answer is NO**

**20:18:41 From Amy Mack to Host and Panelists:  
simple answer, no**

**20:19:01 From Jonathan Weinstein to Everyone:  
Other than public housing for households with next to no income, the city does not build its own housing. It does not pay developers to build it for the city to own and it does not pay a property manager to run it. There is no agency or infrastructure or history of doing this. I do not believe those supporting mixed-income housing are supporting public housing for the site.**

**20:19:03 From Stephen Connors to Everyone:  
Again, why is this even coming up as surplus issue? Who thought this up? It does not need to even be happening.**

**20:19:19 From Michael Osborne to Everyone:  
@Leora I think the proposal is for additional housing to share public space not take it over.**

**20:19:52 From JAMES NASH to Everyone:  
Can a not for profit developer build affordable housing on the property without surplus the property?**

**20:19:58 From Elizabeth Vaden to Everyone:  
If we want the DC government to build this housing, are we considering the federal charges against the DC government entity that would do this (DCHA) right now? Is that important to us?**

**20:20:18 From Mara Verheyden-Hilliard to Everyone:  
That**

**20:20:23 From Andrea Rosen to Everyone:  
@Jonathan: There are definitely non-profit developers at work in this city.**

**20:21:03 From Laura Phinizy to Everyone:  
At the 2D police station, apartments were built there without surplus the property. Correct?**

**20:21:05 From Jonathan Weinstein to Everyone:**

**@Andrea, I do not believe the non-profits build for hire. They build for sale or to own the properties.**

**20:21:17 From Mara Verheyden-Hilliard to Everyone:**

**That is the question he is evading - once he starts the process, does it continue to sale with just questions around the contours of that sale or can it be stopped entirely? We don't have a straight answer.**

**20:21:18 From Andrea Rosen to Everyone:**

**@Elizabeth: This would not be a project under DCHA. It is not public housing.**

**20:22:01 From Elizabeth Vaden to Everyone:**

**Ah, ok. What DC government agency would be building this?**

**20:22:09 From Andrea Rosen to Everyone:**

**I appreciate the distinction @Jonathan. More research is needed.**

**20:22:23 From Margaret Lenzner to Host and Panelists:**

**Laura — that was the Ward 3 shelter. Still owned by DC. Not apartments. It was built on 2D parking lot.**

**20:23:02 From Andrea Rosen to Everyone:**

**Well said, @Gail!**

**20:23:13 From leora hochstein to Everyone:**

**@Michael thank you but I'm happy with the property as is - b.ball court, pickleball court, parking, library, community center. I don't see how you can keep all that and add housing. No room; I don't want housing.**

**20:23:35 From Margaret Lenzner to Host and Panelists:**

**Housing here could be built by a nonprofit or community land trust.**

**20:23:46 From Lee Mayer to Host and Panelists:**

**This ought to be tabled until DC gets it's housing act together**

**20:23:47 From Carol Grunewald to Everyone:**

**A good way to find out whether this is good for our community or not would be to ask the real estate people and developers who are dying to get in here and make a killing. Their comments on the CC Listserv have been quite positive regarding this surplus, etc. So that means it's bad for us.**

**20:23:48 From Harry Barnes to Host and Panelists:**

We absolutely want non-profit builders if this give-away is a foregone conclusion. Is there any successful example of a combo library/ community center/ green space/ affordable public housing in DC?

**20:25:17 From Mara Verheyden-Hilliard to Everyone:**

The survey MUST make clear that there can be a full rejection of the surplus sale in total. Based on what you've said it sounds like you just want to ask the community how they want the property disposed of, so that you can claim ratification.

**20:26:10 From Michael Osborne to Everyone:**

@Leora I don't know how or where to add it but I'm sure there are those smarter than me who could figure it out.

**20:26:34 From Stephen Connors to Everyone:**

There are a lot of talented pollsters in our neighborhood....cannot want to see the proposed sampling methodology and draft wording...crafting a good questionnaire is an art in itself and takes a lot of pre-testing...assuming this survey will be mailed to all residents in our Ward that will also allow a respondent to take the survey online if desired with their MasterID.

**20:26:49 From Jason Heretik to Host and Panelists:**

Copies at the library? That would be great and touch the audience that uses the space.

**20:27:10 From Stephen Connors to Everyone:**

cannot "wait"

**20:27:38 From Mara Verheyden-Hilliard to Everyone:**

But the survey must front and center make clear that can be a total rejection of the surplus sale and privatization of property - not just discussion assuming that the property will be disposed and how we want it disposed. Can we get agreement on that.

**20:28:00 From Michele Wolin to Everyone:**

The SAP distribution list did not include the whole community, only the homes actually in the SAP area. The people who use the library/community center live in a much larger area.

**20:28:20 From Jason Heretik to Host and Panelists:**

Yes, that.

**20:28:38 From Robin Miles-McLean to Everyone:**

**This is just SO incredible. Why the steamrolling schedule? Why a survey AFTER the decision? This is just so disrespectful to the heart of the community and coming on top of the very divisive SAP process it will further corrode and divide the community. The Mayor's office and Administration apparently have no shame.**

**20:29:03 From Mary Rowse to Everyone:**

**Indeed Robin. Well said.**

**20:29:15 From leora hochstein to Everyone:**

**@Robin. Totally agree!!!**

**20:29:19 From Michele Wolin to Everyone:**

**Lisa, I will volunteer to hand out a survey door to door, and I'm sure others will, too.**

**20:29:23 From Eniko Miksche to Everyone:**

**Agree Robin - is there no way to stop this literal bullying!!**

**20:29:30 From Michele Wolin to Everyone:**

**Also agree with Robin.**

**20:29:41 From Karen Johnson to Everyone:**

**I'd volunteer as well**

**20:29:53 From Michael Osborne to Everyone:**

**I must be in a different meeting. I have not heard anyone say that the survey is occurring after any decision has been made.**

**20:30:07 From leora hochstein to Everyone:**

**The survey should give us the option to reject all of the proposed development.**

**20:30:27 From Eniko Miksche to Everyone:**

**I will volunteer to collect signatures of everyone who is not supportive of losing the tiny amount of recreational space available to us.**

**20:30:37 From leora hochstein to Everyone:**

**Correct Connie - little trust.**

**20:31:02 From Andrea Rosen to Everyone:**

**Distrust is the appropriate posture when it comes to DC government.**

**20:31:21 From Nancy Wilson to Host and Panelists:  
Agree with Robin.**

**20:31:22 From Mara Verheyden-Hilliard to Everyone:  
for those asking about social housing, here is another article:  
[https://www.huduser.gov/portal/pdredge/pdr\\_edge\\_featd\\_article\\_011314.html](https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_011314.html)**

**20:33:43 From Nancy Wilson to Host and Panelists:  
How about the costs associated with the infrastructure - water, sewer, schools, etc.?**

**20:34:13 From Harry Barnes to Host and Panelists:  
There are so many better locations for new housing. Why is it necessary to destroy a core community gathering place by repurposing it as is being proposed? Why not utilize a location that actually needs revitalization?**

**20:34:33 From Andrea McCabe to Everyone:  
At each meeting and walking tour held this past summer, there were always some people in favor of housing being added on the civic site. Not everyone is against that.**

**20:35:03 From Michael Osborne to Everyone:  
@Andrea McCabe - Agreed.**

**20:36:09 From Donald Durkee to Everyone:  
wHAT IS THE USAGE baseline for surplus ? pre covid or current?**

**20:36:18 From David Lavan to Everyone:  
The developer buys from the city below market and uses the difference as their equity in obtaining commercial or government financing.**

**20:36:20 From leora hochstein to Everyone:  
@Andrea - many are against it. we just didn't know about until a half hour ago.**

**20:37:01 From Jonathan Weinstein to Everyone:  
@David Lavin - There is no surplus value if the land must be developed with affordable housing or other public uses.**

**20:37:25 From Michael Osborne to Everyone:  
@Leora - I don't think we can determine who is for or against the idea of housing at this site based on people who post comments on this chat.**

**20:37:41 From Andrea Rosen to Everyone:  
For years, we've discussed a different paradigm for providing affordable housing ON PUBLIC LAND in Chevy Chase. Bait and switch.**

**20:38:33 From Andrea Rosen to Everyone:**

**@Jonathan Weinstein: What if surplus value weren't part of the equation? If profit was removed from the picture?**

**20:38:58 From Mara Verheyden-Hilliard to Everyone:**

**The ANC should oppose opening this process at all until next year, if ever. Nothing should happen until the Green New Deal process is up and running.**

**20:39:59 From Teddi Ann Galligan to Host and Panelists:**

**Yes, it is a single campus.**

**20:40:41 From Robin Miles-McLean to Everyone:**

**Our Council Rep should tell the Admin that the community needs a meaningful and transparent opportunity to participate in this process. If the Admin proceeds on its current schedule. that will not and cannot be realized.**

**20:40:55 From Jonathan Weinstein to Everyone:**

**@Andrea - Without profit motive and profitability of selling or renting higher priced housing units, the value of the land would be lower. The non-profit developer would still need to raise the funds to build the affordable units.**

**20:40:57 From Oana Leahu-Aluas to Everyone:**

**Please do not back off the need for affordable housing. I fully support that priority.**

**20:40:58 From Andrea Rosen to Everyone:**

**The process that DMPED is pushing is the standard formula for big-box market-rate housing with 8-10% IZ.**

**20:41:14 From Kevin Mulshine to Everyone:**

**Thank you,**

**20:41:15 From Mara Verheyden-Hilliard to Everyone:**

**This initiative to sell the property is not going to create affordable housing - that is a sham.**

**20:41:23 From Michele Wolin to Everyone:**

**But in the initial survey, as I recall, housing was very low on the list of things people wanted on this site.**

**20:41:24 From Andrea Rosen to Everyone:**

**Keeping public land is a long-term investment in democratic values.**

**20:41:25 From Carl Lankowski to Everyone:  
Well said, Commissioner Speck!**

**20:41:26 From JAMES NASH to Host and Panelists:  
I agree with what Randy just said.**

**20:41:26 From Eniko Miksche to Everyone:  
Randy - sorry, but "we" all don't want affordable housing there**

**20:41:55 From Eniko Miksche to Everyone:  
Thank you Lisa!!!!**

**20:41:59 From Mara Verheyden-Hilliard to Everyone:  
The Mayor's office shoving this through is not supporting affordable housing - that is just a fig leaf for a profit driven developer give away.**

**20:42:26 From Andrea Rosen to Everyone:  
Gilles Stucker had to think long and hard because he didn't want to tell us the ugly truth.**

**20:42:29 From Michele Wolin to Everyone:  
This is why there needs to be a new survey, which will fairly solicit the community's opinion. The old one is five years old.**

**20:42:32 From Carol Grunewald to Everyone:  
"Housing AS LARGE AS POSSIBLE" will destroy the historic village of Chevy Chase. A large number of people do NOT want overdevelopment in our community.**

**20:42:47 From Eniko Miksche to Everyone:  
Yes Carol!!**

**20:43:01 From Mara Verheyden-Hilliard to Everyone:  
Thanks, Lisa, we can have affordable housing and this process isn't going to do it. Opposing this bulldozer sale is not opposing affordable housing.**

**20:43:10 From Andrea Rosen to Everyone:  
Randy, you have not been a bystander, but you must consider the thousands of other residents.**

**20:43:14 From Kevin Mulshine to Everyone:  
Commissioner Speck speaks for many of us. Ward 3 for all. Let's create the amount of housing with help from the DC authorities and through that, achieve affordable housing.**



**20:43:17 From Michele Wolin to Everyone:**

**Randy, that is your position -- not necessarily the public's position. This has been the failing in all of this.**

**20:43:58 From Mara Verheyden-Hilliard to Everyone:**

**The surplus is NOT necessary or even facilitative of affordable housing.**

**20:43:59 From Jonathan Weinstein to Everyone:**

**@Mara - I would love to hear a viable plan for building more affordable housing on this site than selling the land for mixed-use development with IZ. What is the model and how is it feasible?**

**20:44:00 From Laura Phinizy to Everyone:**

**We have been steamrolled. Bystanders are still standing.**

**20:44:03 From Andrea Rosen to Everyone:**

**Thank you, Lisa, for recognizing the problems with this process.**

**20:44:30 From Elizabeth McPike to Everyone:**

**Randy, what do you mean by affordable housing AS LARGE AS POSSIBLE....could you please describe what you have in mind?**

**20:44:33 From Pam Janis to Everyone:**

**Right, Lisa, thank you.**

**20:44:35 From Laura Phinizy to Everyone:**

**Hear, hear, Commissioner Gore. The push through with the absolute minimum timeline, using the future tense "will" for everything that could happen is incredibly dismissive.**

**20:44:41 From Andrea Rosen to Everyone:**

**Agree with Jordan Benderly that survey should be mailed to every household.**

**20:45:26 From Mara Verheyden-Hilliard to Everyone:**

**@Jonathan, The District has every capacity to build buildings. I've also provided info on social housing and the DC Council's Green New Deal for housing is on the near horizon - why so eager to line the developer's pockets?**

**20:46:06 From Laura Phinizy to Everyone:**

**Agencies "hearing" us means nothing. We are totally an afterthought. They are paying the ANC the minimum lip service required by law.**

**20:46:18 From Cal S to Everyone:**

I just came from another meeting - I apologize... Which site is being discussed?

**20:46:29 From Robin Miles-McLean to Everyone:**

Our household is all in favor of affordable housing on that site and in this neighborhood more generally, but there is no evidence that under this Mayor actual meaningful affordable housing has been realized. Moreover, during the extended effort some members of this ANC put forth to allow this community to hear from residents in other parts of the City, we learned they felt cheated by what happened. CCDC needs to learn from their experiences and not naively agree to what is being put forth at the last minute.

**20:46:41 From Jonathan Weinstein to Everyone:**

@Mara - You continue to offer hypotheticals, but no tangible realistic approach to building affordable housing units on the site.

**20:46:52 From Harry Barnes to Host and Panelists:**

No one is against affordable housing. Many are against ruining a community gathering place when there are other locations in the immediate surroundings that could be better. What about using the bus area? There is not room to build housing + the community resources that are supposedly being retained. There is simply not room on the parcel. Is there another example of a DC community sacrificing a library / community center for a housing development?

**20:46:59 From Mara Verheyden-Hilliard to Everyone:**

The survey will be a fraud - you could hear him state over and over that he wanted to know how we wanted the property disposed of, now whether we wanted it sold at all. He was completely evasive to Michael's questions.

**20:47:00 From Claudia Russell to Host and Panelists:**

The ANC needs to work on their communication and distribution system with their constituency!!

**20:47:07 From Andrea Rosen to Everyone:**

The "Civic Core" where the library, community center, playground, basketball court, etc. is located is the site under discussion.

**20:47:42 From Elizabeth McPike to Everyone:**

Are there sketches we can look out as to how this site can accommodate library, community center, outdoor space, parking, and a "large amount" of affordable housing? That would be very helpful, as it is difficult to envision.

**20:47:52 From Andrea Rosen to Everyone:**

There are no sketches.

**20:47:57 From Mara Verheyden-Hilliard to Everyone:**

The entire city of Vienna, Austria isn't a tangible realistic approach? um, ok.

**20:48:25 From Jonathan Weinstein to Everyone:**

@Mara - A realistic, actionable approach for DC.

**20:48:48 From Andrea Rosen to Everyone:**

I'm afraid @Mara is correct.

**20:49:52 From Karen Johnson to Everyone:**

Agreed, Teddi, 100%!

**20:50:16 From Eniko Miksche to Everyone:**

Agree Teddi!

**20:50:22 From Andrea Rosen to Everyone:**

Everyone at this meeting must bring along friends and neighbors to fill out the survey and show up at the "Surplus" meeting on December 15. Massive show of force.

**20:50:32 From RONALD EICHNER to Host and Panelists:**

We have been talking about developing this site for affordable housing for years now, and the community has been behind it.

**20:51:57 From Mara Verheyden-Hilliard to Everyone:**

Did the commission request that Maret release the public Jeleff field back to the community kids who aren't rich enough to afford private school?

**20:52:27 From Michael Osborne to Everyone:**

@Mara - That is covered on the MOU and agreement.

**20:52:38 From Paul Fisher to Everyone:**

Why is this discussion even occurring? The BZA has not produced their required written orders from the hearings last spring.

**20:53:21 From Paul Fisher to Everyone:**

Tree work is not covered under the BZA. The tree work was granted by DCRA and is separate

**20:53:39 From Laura Phinizy to Everyone:**

**100%, Teddi. One of the reasons that the Lafayette Elementary School project turned out well (except for the field) is that DGS and the architects engaged deeply about every detail of the project (except for the field). They did not assume they knew better. For example, the ed specifications called for metal detectors at the front doors. We asked for a double -entry buzz in system with lockable doors. Permission granted.**

**20:56:51 From Ellen McCarthy to Everyone:**

**The term "surplus" is misleading. The Council didn't like the fact that, several times in the past, the Mayor submitted simultaneously a proposal to dispose of city property through a competitive bid at the same time it was submitting a declaration that the property was "surplus", that is, not needed for any municipal purpose. So the Council passed legislation that any District property that was being proposed for redevelopment had to be officially declared surplus in a separate hearing and separate vote, before the Mayor's office could issue an RFP. That's all that is being considered here. If we want to see the new Library and Community Center built soon, we should not delay the public hearing on surplus, and focus our efforts on making sure that the RFP includes requirements for what the community wants to see on the site.**

**20:58:00 From Michael Osborne to Everyone:**

**@Ellen - This is very informative. Thank you.**

**20:59:13 From Leonade Jones to Everyone:**

**How many trees are being removed and how many are being transplanted? Lee Jones**

**20:59:30 From Kathy Abbruzzetti to Everyone:**

**Similarly, neighbors feel bulldozed on the rush for this task force during the holidays, before the new commissioners take their place and without clarity on selection criteria of the task force. I'm especially concerned by the comments made by commissioners during the Nov 14th meeting where several comments were made about who should be included on the task force. Commissioner Gore indicated that Maret has also offered people within the community that they thought would make great task force members and that "obviously we want people on the task force that are going to contribute to moving the project forward that is the most important thing". These comments continue to flaunt the ANC's favoritism towards Maret over the impacted neighbors in SMD2 and the committee you have selected is heavily weighted toward those in favor of the Maret project.**

**21:01:14 From Claudia Russell to Host and Panelists:**

**Over 40 trees are being removed and 4 heritage trees are being moved. Heritage trees are a min of 100 inches in circumference.**

**21:01:21 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:**

Here is the dedicated Maret-ECC project page on the ANC 3/4G website where all materials can be found: [https://anc3g.org/task\\_forces/maret-school-ecc-sports-field/maret-school-ecc-sports-field-project-task-force/](https://anc3g.org/task_forces/maret-school-ecc-sports-field/maret-school-ecc-sports-field-project-task-force/).

**21:01:58 From Weiss Nusraty to Everyone:**

Looking forward to Peter Lynch to take his place as a Commissioner.

**21:02:54 From Claudia Russell to Everyone:**

Over 40 trees are being removed and 4 heritage trees are being moved. Heritage trees are a min of 100 inches in diameter.

**21:05:05 From Stephen Connors to Everyone:**

Thanks, Ms. Russell.

**21:05:15 From Kathy Abbruzzetti to Everyone:**

Then you can't have Michael or Jenny on that task force either.....this is soooooo one sided and disappointing

**21:05:22 From Michael Osborne to Everyone:**

As I understand it from the 11/14 ANC discussion on this, the city's urban forester determined that these trees were dead or dying.

**21:09:49 From Michele Wolin to Everyone:**

Agreed, Chas.

**21:20:42 From Bela Spooner to Everyone:**

I'm a resident in Chevy Chase in Ward 4 (Zeldin's area) and just wanted to log on to express my hope that we can keep the library for our community and our children. I just learned of this plan to sell the land and was very disappointed to learn of it. I understand that the rec center may not be fully utilized, but i would hope that the city could come up with plans to increase utilization rather than sell it to build apts. The library is a community treasure that i use frequently. More people need to be aware of these plans to be able to voice their opinion.

**21:22:52 From Paul Fisher to Everyone:**

The BZA order can change the MOU

**21:23:15 From Kathy Abbruzzetti to Everyone:**

I completely agree with Nancy! You have not represented the neighbors who are most impacted. We saw this coming based on your Nov 14th meeting comments. Your

**favoritism toward Maret over your own constituents and neighbors most impacted is appalling.**

**21:23:38 From Michael Osborne to Everyone:**

**@Bela - There's no plan to sell the land where the community center and library are located.**

**21:31:52 From Michele Wolin to Everyone:**

**Bruce Sherman has the right to voice his opinion. It doesn't mean he can't be an effective task force member if his opinion loses out..**

**21:38:33 From Stephen Connors to Everyone:**

**Is Maret paying for the tree work or ECC?**

**21:39:31 From Stephanie Nash to Everyone:**

**ECC is not paying for the tree work**

**21:40:32 From Stephen Connors to Everyone:**

**Can't imagine how much that all is going to cost...**

**21:41:40 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:**

**Bruce Sherman, can you please give us the date of your resignation from the Steering Committee of Friends of the Field, and if you have a formal letter of resignation, please email that to us.**

**21:42:18 From Michele Wolin to Everyone:**

**lots of wildlife will be losing their homes, and a little ecosystem will be replaced by artificial turf and concrete. Sad. I doubt many of the transplanted trees will survive.**

**21:42:36 From Bruce Sherman to Host and Panelists:**

**Resignation effective Nov 25. Letter will follow.**

**21:43:02 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:**

**Thank you Bruce.**

**21:43:12 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:**

**Please send the letter to all of us/commissioners.**

**21:46:01 From Carl Lankowski to Everyone:**

**250**

**21:48:40 From Robin Miles-McLean to Everyone:**

If a transplanted heritage tree does not survive for a certain period of time, are there stipulations in the agreement to compensate the community somehow for the loss of all the eco-system services of that tree?

**21:49:21 From Michele Wolin to Everyone:**

Bob Ward is board member of Ward 3 Vision, and they are very against historic districts.

**21:49:37 From Robin Miles-McLean to Everyone:**

There is a lot of readily available information on the analysis of the value of trees

**21:49:50 From Mary Rowse to Everyone:**

Neither Bob Ward nor Brian McCabe are experts on DC Historic Districts Lisa. They're quite biased against them so not reliable sources for data.

**21:50:26 From Cal S to Host and Panelists:**

Director of the DC Office of Racial Equity

**21:50:27 From Mary Rowse to Everyone:**

Furthermore, Brian has studied NYC historic districts but not DC ones.

**21:51:14 From Michele Wolin to Everyone:**

A heritage tree that doesn't survive can't really be compensated for. It will take 30 years or more years for a new tree to have the environmental benefits of an already mature tree.

**21:51:46 From Mary Rowse to Everyone:**

Peter, please provide ANC minutes to the listserv for all the meetings that have not been publicly shared.

**21:52:06 From Mary Rowse to Everyone:**

It has been months and months and months since the ANC minutes have been shared with the community.

**21:52:34 From Mary Rowse to Everyone:**

The residents of the community don't know to go to the website for minutes. This is a complete change for the last 20 years on ANC minutes.

**21:53:11 From Mary Rowse to Everyone:**

Lisa, if your goal is to bring the ANC to the people, publishing minutes in large forums like the Listserv is critical.

**21:53:27 From Mary Rowse to Everyone:**  
No excuses commissioners.

**21:53:54 From Mary Rowse to Everyone:**  
So, how much traffic has been at the ANC website lately? Clearly, this ANC doesn't seem to care to inform the community.

**21:56:46 From Robin Miles-McLean to Everyone:**  
Peter has been doing a good job putting things on the FB page Chevy Chase Chatter.

**22:00:59 From Robin Miles-McLean to Everyone:**  
Good point Charles - I am disabled and making it over to the community center for an evening meeting is very difficult.

**22:02:07 From Lisa Gore, 3/4G-01 to Everyone:**  
[https://docs.google.com/forms/d/e/1FAIpQLScABwwd6fmfI1fa1NwvZKQksK\\_h9nQru\\_PR02YsI0X0-\\_E8Rg/viewform](https://docs.google.com/forms/d/e/1FAIpQLScABwwd6fmfI1fa1NwvZKQksK_h9nQru_PR02YsI0X0-_E8Rg/viewform)

**22:04:33 From Thomas Sneeringer to Host and Panelists:**  
To combat the problem of residents not knowing how to go to the website, listserv administrators could do a public service of publishing an occasional reminder to its readers that there is a lot of relevant information to be found there ... and provide a handy link to the home page.

**22:07:14 From Carl Lankowski to Everyone:**  
I'll read it!!

**22:07:43 From Carl Lankowski to Everyone:**  
ha!

**22:10:01 From Carl Lankowski to Everyone:**  
Thank you all for your dedicated service!

**22:10:49 From Gary Thompson to Everyone:**  
Another thank you all for your service!

**22:12:09 From Robin Miles-McLean to Everyone:**  
Thank you all

**22:12:17 From Lisa Gore, 3/4G-01 to Everyone:**  
Thanks All!!