

00:17:33 Zach Ferguson, 3/4G-07: Can we open the chat so we can send comments to participants? Right now we can only chat among ourselves

00:19:10 Zach Ferguson, 3/4G-07: openanc.org - great map of ANC boundaries

00:21:05 David Patton: Now chat is working. Thank you.

00:21:43 Chas Cadwell: Yes it works now. Thanks Zoom wizards

00:21:48 Jordan Benderly: Thanks.

00:22:41 Mike Osborne: Some attendees are reporting in the Q&A that the chat still is disabled for them.

00:24:31 jamie Pound: Test

00:24:31 Andrea McCabe: working for me

00:24:31 Matt Spence: I reloaded Zoom and it fixed itself

00:24:37 Janet Shenk: working for me

00:24:39 Robert Molofsky: Checking chat

00:25:00 Jeffrey Mancabelli: test

00:25:07 Robert Molofsky: Checking chat

00:26:08 Nancy Voisin: The community is excited about the Town Hall. Thank you for organizing this, Commissioner Sherman.

00:26:33 William Connor: Just joined - sorry if I missed it. Have you covered the 42nd Street shooting already? Thank you.

00:27:16 Bruce Sherman SMD 02: My email is 3G02@anc.dc.gov.

00:27:17 Zach Ferguson, 3/4G-07: Hi William - no we haven't covered it yet, MPD will be briefing the meeting

00:27:57 William Connor: Sincere thanks Zach.

00:28:10 Stacey Band: Elizabeth Workman on McKinley Street runs: <https://goodsforgooddc.org>

00:28:17 Peter Lynch: Feed the Family across the street from UDC: <https://www.feedthefamilydc.org/>

00:28:46 Peter Lynch: Yes indeed! Goods for Good was our first mention, thanks Stacey

00:29:34 Peter Lynch: Thanks for being here, Councilmember Frumin

00:30:54 Sid Stanton: what is surplussing?

00:30:57 Mara Verheyden-Hilliard: What surplussing means is that our public property is given over to private developers - this should not happen.

00:31:02 Christina Adams: Pardon my ignorance but what s surplussing?

00:31:03 Andrea Rosen: The RFP currently follows the Surplus proposal, according to the sequence described by DMPED's Gilles Stucker.

00:31:32 Christina Adams: Why would anyone want surplussing?

00:31:35 Mara Verheyden-Hilliard: Surplussing is formal designation that our public property - here the parcel holding the library and the community center - has not present use nor a future use.

00:32:02 Mike Osborne: That is not true.

00:32:06 Andrea Rosen: We can't just provide input; we offered much input to the

00:32:10 Marcus Rosenbaum: Are the police going to brief us about the 42nd Street shooting tonight, per the message on the listserv?

00:32:16 Andrea Rosen: Small Area Plan, to little effect.

00:32:20 Mara Verheyden-Hilliard: It's not enough to say the community with have "input" into the development by private developers - Mr. Frumin, you should just vote no.

00:32:33 Janet Shenk: vote no, Matt!

00:33:58 L. C.: Post-meeting, may we get listing of the recent gunfire incidents mentioned by Mr. Frumin? i.e., Date, Time, Location, and Brief Description of Incident? If a suspect had been apprehended, that would be valuable too. (This is the 1st time I am hearing there were gunshots on Connecticut Ave -- happened today?)

00:34:46 Andrea Rosen: According to WUSA, a man was found shot inside an apartment near National Zoo at 1 am this morning.

00:34:51 Mike Osborne: I think information regarding these recent incidents will be posted to the listserv by MPD. They routinely provide updates on recent criminal activity in the area.

00:34:54 bill rice: Mtthew Barclay what

00:35:25 Lisa Gore, 3/4G-01: We have 160 total participants on line!

00:35:25 bill rice: <http://www.anc3g.org>ur contact info:

00:35:46 Stephen Schwartz: <https://www.wusa9.com/article/news/crime/northwest-dc-apartment-shooting-connecticut-avenue/65-f0914278-680a-444f-b43d-a398cd789a4e>

00:36:07 bill rice: Martthew B. what's ur contact info?

00:37:02 Stephen Schwartz: The shooting at Jackson-Reed was back in November 2022.

00:37:33 William Connor: Respectfully, all of us can get information about leaf collection etc. at dc.gov - could we please get to the issue that so many of us are concerned about, which is the 42nd Street shootings? Thank you.

00:39:29 Matthew Barclay: Matthew Barclay Ward 3 Liaison  
Matthew.barclay@dc.gov  
202-340-7853

00:39:39 Sophia Tekola: Sophia.tekola@dc.gov  
(202) 436-2087

Ward 4 and 3/4G MOCR

00:40:35 Matthew Barclay: Matthew Barclay Ward 3 MOCRS  
Matthew.barclay@dc.gov  
202-340-7853

00:40:39 William Connor: Thank you. 😊

00:42:00 Leigh Catherine Miles: Submit your priorities for the FY24 budget through Councilmember Frumin's website at <https://mattfruminward3.com/budgetinput/> or by calling the office at 202-724-0862.

For Constituent Services, residents can use an online form: <https://mattfruminward3.com/constituent-service/> or contact Constituent Services Director Amy Sinnenberg at [asinnenberg@dccouncil.gov](mailto:asinnenberg@dccouncil.gov) or 202-724-8062.

00:45:16 OFFICER BROCK: Video footage is always helpful, anyone who is interested in applying for the camera rebate program here is the link: <https://ovsjg.dc.gov/page/private-security-camera-rebate-program>

00:46:30 William Connor: Taking items out of our vehicles has nothing to do with two road-ragers with guns blasting away at each other. So none of the videos caught a license plate?

00:47:19 William Connor: Numerous shell casings were recovered.

00:47:34 William Connor: Can't they be traced?

00:47:44 Scott Goldstein: In addition to the personal cameras, are there cameras on the street or at stoplights where they can try to track the cars? Because the personal footage didn't get license plates

00:47:54 William Connor: We heard nine shell casings were found.

00:48:09 Leslie Blakey: Was there more than one gun?

00:49:03 Joseph Forcier: Isn't there a way to analyze mobile phone signals from that area at the time of the shooting to facilitate ID?

00:49:30 Joseph Forcier: The phones can be geolocated off the towers

00:51:29 Bruce Sherman SMD 02: Look at this resource: <https://crimecards.dc.gov>.

00:51:51 Marlon Ollivierre: For crime stats go to dc crime card

00:52:04 Sophia Tekola: I have to head to 4G meeting, thanks for having me

00:53:03 jerry malitz: thanks for attending that and representing our ANC Lisa and Bruce.

00:53:50 Marlon Ollivierre: Sorry I did not have more to offer

00:57:56 Janet Shenk: They meaning the neighbors alerting folks to the garbage strewn about! Not the realty company or the restaurants. Hopefully that will improve.

00:58:50 Zach Ferguson, 3/4G-07: It looks like Abby Arnold has her hand raised

01:18:18 Judith Bailey: Will Maret and ECC have an opportunity to respond to these claims?

01:27:04 Elizabeth McPike: How ironic that at the very same time we are searching for appropriate sites for affordable housing, one of the wealthiest schools in town, with tuitions of \$40,000 + for elementary grades, is about to take possession of this very very large tract of land in our neighborhood.

01:28:57 Steven Seelig: Perhaps then this field should be used to construct affordable housing.

01:29:07 Jane Sherman: I have a photo slideshow of trees in the field, which, even in winter, are clearly beautiful, healthy, mature trees, which I am happy to share. The overall impression might be misleading because several trees/branches have been allowed by ECC to fall to the ground and have not been removed.

01:30:20 Andrea Rosen: If it weren't for the requirements of the playing field, new trees could be planted to the benefit of neighboring homes and even more important, the climate.

01:30:20 Elizabeth McPike: I'm not familiar with the specifics of the arrangement, but couldn't a portion of this land have been put to a more equitable use?

01:30:44 Mara Verheyden-Hilliard: Maret already took over the public soccer field at Jeleff depriving neighborhood kids who weren't their paying students the ability to use our public space and practice soccer - their track record is terrible and filled with entitlement.

It's unfortunate that they are going to now have this land for the exclusive use of those who can afford to attend the school.

01:31:16 Michele Wolin: Google revealed this from a horticulturist:

01:31:58 Michele Wolin: A dead tree may no longer be able to draw water from the soil, but it can still play an important role in the hydrological cycle. Dead trees can intercept precipitation, which can help to reduce runoff and soil erosion. They can also help to slow the movement of water through the landscape, and can provide habitat and shelter for wildlife. In addition, dead trees can eventually decompose and release water and nutrients back into the soil.

01:32:27 Judith Bailey: Please read the MOU. The project would benefit Public school

01:32:51 Aakash Thakkar: BZA has never changed its position from hearing to order

01:33:19 Michele Wolin: Also, a "dying" tree can take a long time to actually die; before then, it will be absorbing water. Trees also trap an enormous amount of carbon, and help to clean pollutants out of the air.

01:33:27 Judith Bailey: children in DC as well as neighborhood sports organizations.

01:33:29 K Simmons: ECC is closed because of a financial gap. Maret is paying to use the field and ECC earns revenue on land that own. Affordable housing can't go there unless ECC does it or someone buys the land but we can not simply put affordable housing there. The city owns the civic core land and can build affordable housing there. Suggesting affordable housing to go on land that the city doesn't own is ridiculous. Would it be okay for the city to come build affordable housing at your home that you own?

01:34:02 Andrea Rosen: Elizabeth McPike: Episcopal Center for Children has a business arrangement with Maret by which it is to gain necessary revenue from renting a spiffy new athletic field.

01:34:25 Jane Sherman: I believe the BZA altered their opinion in the written order concerning the request for zoning relief for their new field.

01:34:47 Jane Sherman: Sorry that was Cathedral School's new field.

01:35:13 Andrea Rosen: K Simmons: Chair Speck convinced a majority of the ANC to approve up-FLUM of 4 blocks of CT Ave, privately owned, by promising affordable housing would go there.

01:35:24 Elizabeth McPike: Agree, SS: Wouldn't it be a good site for, say, a modest number of affordable housing units, similar to McLean Garden buildings, making sure they blend well with the neighborhood.

01:36:15 Mara Verheyden-Hilliard: Actually, the District can buy land and build housing and the Green New Deal for social housing contemplates that. AND all the more reason not to give away our public land at the Library and Community that is already in District hands to change ownership to private developers.

01:38:01 Mara Verheyden-Hilliard: Maret has never given a satisfactory answer to its deprivation to the neighborhood of the public field Jeleff and it says so much about what kind of neighbor it will be.

01:38:42 Claudia Russell: Is the ECC available for questioning tonight?

01:39:11 Jonathan Axelrod: I walked the Field with the ANC. The issue is not the state of any of the trees. The issue is \the result of uprooting 60 trees and leaving gigantic holes in the ground until Maret can construct an artificial turf field. Maret concedes that to move the historic trees, Maret will need to create trenches from the current location to the transplanted location. The trenches will remain until the construction of the field. The tre3nches will funnel water to 28th Street. There is no reason to expedite tree removal before Maret can construct the field.

01:39:18 Elizabeth McPike: KS: I wasn't suggesting that the District confiscate the land; I am not a Bolshevik 😊 But couldn't they enter into a lease with EEC, similar to what Maret is doing?

01:39:30 Jenny Backus: Jenny Backus is on

01:39:41 Jenny Backus: And I can give the Task Force report

01:40:08 K Simmons: Why would the city use public funds to buy land when they already own land to build housing? It doesn't make sense.

01:42:27 bill rice: What's 'ECC?'

01:42:59 Jane Sherman: Episcopal Center for Children

01:43:16 Lisa Gore, 3/4G-01: <http://eccofdc.org>

01:43:22 Kathy Abbruzzetti: Actions speak louder than words Maret. Be a considerate and reasonable neighbor to the community you want to be a part of. Wait for the appeal process to complete before destroying the field. Go online to <https://www.ipetitions.com/petition/Maret-save-the-trees> to see all of the comments from those signing the petition. Over 1,000 signatures. Will you be a considerate neighbor?

01:43:34 Joseph Forcier: How do you put extensive root systems back in place? The answer is it's not possible. There is no mitigation possible in this regard.

01:43:43 Peter Gosselin: Episcopal Center for Children, a former orphanage and then special needs school at Utah & Nebraska Aves.

01:44:42 Elizabeth McPike: KS: Because the only way to add a substantial amount of housing to the Library/CC site is to build up, up, up...resulting in a building completely out of proportion to the surroundings.

01:45:48 Kathy Abbruzzetti: Elizabeth McPike - I believe DCPS was also interested in leveraging the ECC site for Lafayette expansion.

01:48:30 Michele Wolin: If you look at the Casey Tree map of street trees, you'll see that many are in "fair" condition. That isn't a reason to take trees down, generally speaking. I also wonder about the likelihood of the transplanted trees surviving.

01:49:08 Mara Verheyden-Hilliard: In terms of building affordable or more specifically social housing at the Library/CC site, it is possible to build something that is not massive so long as it isn't given over to private developers who will be building in order to squeeze profit out of square foot of a building including luxury housing with whatever affordable housing added on. There is a

difference in building in the public interest, which can remain lower height once you take out the profit building motive.

01:49:27 K Simmons: Elizabeth: two blocks down are taller buildings it will blend right in

01:52:22 Cal S: Why would this have to be delayed by 4 years?

01:54:37 John C Lawrence: How long is the construction period for the proposed Maret facilities?

01:55:13 Jane Sherman: The petition DOES say Maret has the permits. This is not a lack of understanding on the part of the petitioners

01:55:25 Jonathan Axelrod: Is Maret saying that it will not pay rent to ECC until the sports field is completed?

01:56:24 Joseph Forcier: People understood that Maret had the permits. Folks were incredulous that Maret would chop down the trees before having written zoning approval in hand.

01:57:22 Elizabeth McPike: I'm just baffled as to why, if the Mayor's top priority was to add affordable housing, there wasn't a more ambitious effort to identify and evaluate more sites, including the possibility of a lease agreement with the EEC, similar to what Maret has done. Why prioritize a sports field for an extremely wealthy school?

01:58:34 M: Similar to the Jelleff situation and in spite of the ANC vote in 2022 - Maret does not care that the majority of the neighborhood community DOES NOT want them in Chevy Chase. I believe Maret will do what they want to do.

01:58:34 Joseph Forcier: The Attorney General did not agree with Maret...

01:59:43 Leonade Jones: Please tell me why the AG's determination that this project does not meet legal standards should not be litigated by the neighborhood. In the past, many neighborhoods have been harmed by developers.

02:00:25 Andrea Rosen: If the Mayor's top priority is to add affordable housing, why has she not exercised eminent domain and acquired 9 acres (or even half of that) at the defunct Wardman Hotel; or 9 acres (or half) at the defunct Lord & Taylor + parking lot?

02:03:12 Carolyn Law: Maret Neighborhood Information Meeting tomorrow night, January 24 at 7:00 pm: [https://zoom.us/meeting/register/tJYoc-urTMpHNNcdLTPc-iLeNEOMfL4L8kV](https://zoom.us/join/joinMeeting?meetingRef=1234567890)

02:04:05 Mara Verheyden-Hilliard: The priority for the Mayor at the Library/Ch Ch is not affordable housing - it is to feed the land grab of the for profit developers who are seizing as much valuable public land as they can. The affordable housing line is just disingenuous and has been used by the developer lobby to cover the profit motive. If we truly want affordable housing, the developers who have caused the housing crisis, are not going to be the ones to fix it and should not be handed over this land.

02:05:17 Leonade Jones: I never received any literature directly from Maret during the pandemic. Their outreach was flawed at best.

02:05:59 Kathy Abbruzzetti: To the anonymous poster questioning Commissioner Sherman's involvement in Maret/ECC discussions - SMD02 voted 60% in favor of Bruce because the previous commissioner and ANC

did not listen to our small member district concerns. Do you propose that our SMD02 votes do not count and that our commissioner should not be able to represent our voice?

02:10:06 Jane Sherman: Ther

02:11:24 Joseph Forcier: 1000 constituents have voiced concern about this issue. Why not table Mr. Sherman's motion?

02:13:32 Nancy Voisin: the claim by non-lawyers that success on appeal is unlikely should be disregarded. The Office of the Attorney General (also a District agency), found the proposed project does not adhere to DC Zoning law in 2 respects. Mr. Patton laid out those out tonight, and the Attorney General's letter is available to read online for those who are interested.

02:14:57 Trey Holloway: @Leonade Jones Can you please send your email address to ecc-maretfields@maret.org? We have had our conversations focused on immediate neighbors and we're happy to include anyone who would like to receive our communications. Apologies if we have somehow missed you.

02:16:00 Peter Lynch: Thank you for responding, Marjo

02:16:28 Michele Wolin: The Maret kids are obviously playing their sports somewhere now. Is a delay of a year really such a big deal?

02:16:45 Joseph Forcier: There are 1000 signers of the petition

02:16:54 bill rice: Maria Verheyden-Hilliard...what is ur contact info or call me Bill Rice 202-437-7787

02:17:31 bill rice: can u post the text of the petition?

02:19:08 Leonade Jones: In California, you can object to an extension if it blocks your light.

02:20:36 Mary Callahan: Concerns about the Maret development in this neighborhood have everything to do with its impact on the environment in this area, which connects to Rock Creek Park, a U.S. National Park.

02:21:44 Claudia Russell: We are in the Rock Creek watershed.

02:23:23 M: As I stated earlier, Maret does not care about the community nor the environment. Its about Maret expanding their athletic footprint no matter the \$12million cost.

02:23:58 Leonade Jones: Old trees offset CO2 at a much higher rate than younger trees so chopping down old trees has a bigger impact on the environment than originally thought.

02:24:40 Michele Wolin: New trees don't have anywhere near the environmental benefits of mature trees. How about using natural grass fields rather than artificial turf; seems like the least you can do.

02:24:43 Cal S: Yes Leonard. I was in the SF Bay area for 11 years, before finding myself back in Chevy Chase 6 years ago. A higher percentage of the populace there are involved - just look at the number of propositions and measures on their voting ballots and the types of participation in the intention and design of the project there - much more heavily than DC folks tend to be. And, DC (or at least this neighborhood) suffers from politicking these issues.

02:26:50 Cal S: ...such as "coalitions" run by folks who don't live here.

02:27:14 Leonade Jones: I returned to DC from Burlingame CA. It was named the City of Trees so trees were important to the community. It

is part of the reason why its property was highly-valued.

02:27:37 Elizabeth McPike: Neighborhood opinion has little standing when an institution with the wealth and political clout and political connections that Maret has rolls in.

02:28:07 Michele Wolin: Actually, if Michael Zeldin's neighbor had to get a zoning exception for the addition, I think he could object if a project was affecting his property.

02:28:50 Stephanie Nash: Hello, this is Stephanie Nash from ECC. We are grateful for our Maret partnership. I want to reiterate the importance and necessity of the partnership and specifically the lease arrangement in order for us to serve our mission and move forward without delay. The importance of providing special education and providing therapeutic services for children needing IEP based services remains critical. There currently are very few such schools in the City providing the level of services that were provided at ECC prior to our pause in operations.

02:29:05 Mary Callahan: The storm water management plan for this development project is currently below federal standards for storm water management in the face of climate change.

02:31:14 Steven Seelig: Mary. That is a provocative statement. What support can you provide about your statement?

02:32:10 Bonnie Loper: Maret School is a 501(c3). Same for ECC (probably). Maret's representatives keep refusing to discuss the terms of the Maret/ECC lease agreement.

02:32:27 Kathy Abbruzzetti: There are very solid grounds for an appeal since the DC's Office of the Attorney General opposed Maret's plan stating that Maret did not meet the requirements for a zoning Special Exception, for which it applied, but rather needed to request a Variance. If the appeal is granted Maret must then seek a Variance, meaning there's no guarantee their construction project will ever happen. An appeal is our right as part of the legal process - not a delay tactic as Marjo insinuates.

02:37:29 M: I would like to thank the ECC for pitting Maret against the SMD 02 community

02:41:44 Judith Bailey: I live in 02 and I support the Maret project going forward.

02:42:18 Carol Grunewald: Mr. Sherman, you are a real representative. Thank you

02:45:01 Leonade Jones: The reason that many residents are continuing to discuss is that there is an issue of governance. How do citizens get heard.

02:45:21 Joseph Forcier: This is not the same ANC. Commissioner Sherman and the other new commissioners are manifestations of that.

02:46:02 Ann Sutherland: Do the commissioners believe that their previous actions were in the best interest of their constituents? If they do, please explain why the constituents of 3/4G-02 voted in a new commissioner?

02:47:15 Bonnie Loper: Thanks for your question(s), Mr. Lynch.

02:48:10 Joseph Forcier: They won't be able to maintain the site via-a-vis water mitigation once the trees and root systems are removed.



02:48:29 Nancy Voisin: The BZA is required to issue findings of fact and conclusions of law. They haven't. It is important for members of the Zoning Task Force to understand this fact. The Chief Attorney for the Land Use section identified two significant legal issues with the proposal under the Zoning Code. The BZA will have to respond to those in its conclusions of law. That's not hypothetical.

02:49:05 Ann Sutherland: Commissioner Gosselin, the problems to the neighbors who live downhill of the ECC site over the last 20 years has to do with the tree loss on the property. I've lived downhill and adjacent to the ECC for 38 years. There was never a problem until the trees were neglected and died off.

02:52:01 Nancy Voisin: Can the commissioners address the concerns raised in the letter from the Office of the Attorney General?

02:52:51 Joseph Forcier: You can't commence construction projects in DC without the proper written permits in hand.

02:53:58 Elizabeth McPike: Mr. Sherman does seem to make sense...do not move trees until final written order.

02:54:22 Nancy Voisin: They are taking that risk to the detriment of the community. Flooding is a big issue. No one other than the affected community members is talking about that

02:54:58 Jane Sherman: Thank you Peter Lynch for asking questions!

02:55:38 Jenny Backus: Lisa - can you just announce that our next Task Force Meeting is going to be on Feb 22 and we will have an updated posted tomorrow evening

02:55:55 Lisa Gore, 3/4G-01: yes

02:56:10 Jenny Backus: Thanks so much

02:56:25 Jenny Backus: Will circulate to the TF prior to posting

02:56:43 Lisa Gore, 3/4G-01: ok - Thanks Jenny!

02:56:56 Cal: In what universe does it makes sense to remove trees (an irreversible action) before the field construction is approved? And no one has adequately explained by it would have to be 4 years before that could be done, and not 1 year or 6 months.

02:57:11 Kathy Abbruzzetti: I hope that the rest of the commissioners follow Bruce Sherman's lead on listening to the community. The reason the Maret/ECC project continues to be an issue is because many members of the community feel that the ANC did not listen to the community and pushed through a deal with Maret. I respectfully ask for all voters in ANC 3/4G consider how your Commissioners are representing your voice and vote in the next election in favor of commissioners that actually listen and represent us.

02:58:32 Cal: Sorry, commissioners, my last message was meant for all, not just you. I'll repost.

02:58:40 Cal: In what universe does it make sense to remove trees (an irreversible action) before the field construction is approved? And no one has adequately explained why it would have to be 4 years before that could be done, and not 1 year or 6 months.

03:00:08 Judith Bailey: May I just say that I live in 02 and have spoken out in favor of the ECC/Maret proposal, mainly because of the benefits for the children in the community, So not all 02

constituents opposed it.

03:00:23 Bob Ward: It would increase soft costs to have any building here to be compatible with the landmark.

03:00:36 Bob Ward: It would require HPRB review.

03:00:44 Andrea Rosen: Please know that no one will try to preserve the parking lot. If the property owner decides to redevelop it, then they will be allowed to; and in a way sympathetic to the historic building. Enough with the parking lot obsession!

03:00:51 Ron Eichner: It is my understanding that development on the parking lot would be allowed, but subject to HPRB review given the potential impact on the bank building. Probably not a huge problem

03:01:40 Bob Ward: The 3C example is not directly relevant in that the parking lot mentioned in that nomination was not included in the boundaries. This is.

03:01:55 Mary Slimp: I'm just an observer – you have me confused with someone else I think.

03:02:17 Janet Shenk: As residents, we do want a say in what is done with the parking lot. There should be community review to make it consistent in design and scale with the historically preserved bank building, which is an important asset.

03:02:19 Bob Ward: You are handing a tool to opponents of development to fight any future development there.

03:02:51 Andrea Rosen: Bob Ward: Please continue wrecking Cleveland Park and stay out of this discussion.

03:03:13 Jordan Benderly: There is no doubt in my mind that the parking lot can be developed.

03:03:58 Bob Ward: It can be developed, but it will require to be compatible with the landmark.

03:04:10 Ann Sutherland: Judith, the children in our community will not be the beneficiaries of this. The beneficiaries are two private schools that pay no DC property taxes. The kids in our neighborhood will have little to no chance to use the fields once Maret and it's sub-lessees take their time.

03:04:24 Mary Rowse: historm

03:04:26 Ron Eichner: As Mr Gosselin noted the parking is on the same Lot and Square as the building, so it would be part of the designation. His solution is a good one, so the ANC and hopefully HPRB go on record

03:04:33 Michele Wolin: The parking lot can be developed. It will just go through a design review to be compatible with the bank. That is a good thing.

03:04:39 Andrea Rosen: That just reveals that the ANC doesn't know how Historic Preservation works.

03:06:12 Mary Rowse: ANC: designating a piece of land does not stop development.

03:07:42 Janet Shenk: We need review to insure that it's not a building that completely overshadows and destroys the whole point of having the bank and the Arcade as part of our community's history.

03:08:00 Andrea Rosen: Listen to your constituents, please.

03:08:03 Steven Seelig: Mr. Benderley is very clear on the intention

here. There is no decoupling this per Peter's resolution.

03:08:14 Steven Seelig: Please vote no to this resolution.

03:08:26 Mary Rowse: No one can arbitrarily draw a boundary line through a lot. The ANC can't and the HPRB is very very unlikely to.

03:09:14 Steven Seelig: The resolution should be against the nomination unless the application is decoupled. Not for unless.

03:09:17 Ron Eichner: 1) No one is talking about 8 - 10 story buildings. 2) There would be no community input into what happens on the parking lot, only HPRB

03:09:38 Jamie Butler: The constituents are not of one single voice here. So don't act like we all agree with parking lot designation. I do not.

03:09:47 Mary Rowse: Grab??

03:09:53 Steven Seelig: Jordan said Peter is correct.

03:10:10 Carol Grunewald: ANC: Please do the right thing and include the parking lot. It belongs to the historic building and the building needs protection from development that is not complimentary.

03:11:41 Jane Sherman: I think Commissioner Lynch is right to ask questions about this process. The ECC used the historic designation process to smooth the way for its partnership with Maret School. The transcript of that meeting makes for some very interesting, and enlightening, reading.

03:12:38 Mary Rowse: The lot is zoned residential, R2-B.

03:12:48 Michele Wolin: You can develop the lot. Many buildings get built/developed after going through historic review. You all are overreacting to this. It just won't be wildly out of proportion, which I think most people in the community would agree with.

03:13:02 Mara Verheyden-Hilliard: The designation does not stop reasonable development on the parking lot. It would only stop a monstrosity that would overshadow and overwhelm the parking lot. There is no good reason not to support to full designation.

03:13:18 Ron Eichner: @Zeldin: the massing of the building would be subject to SAP and assoc zoning regardless of Historic designation. The SAP calls for a modest 4 or 5 story building

03:14:10 Ron Eichner: The lot is not zoned for big buildings. That's controlling here

03:14:12 Carol Grunewald: Why would it be so terrible to include the parking lot???

03:14:33 Bob Ward: There is a difference between being near a historic landmark, and being on the same designated lots.

03:14:39 Mary Rowse: Yes Michael Zeldin

03:14:44 Mara Verheyden-Hilliard: If you want to preserve the street scape you need to include everything.

03:14:51 Steven Seelig: Messing up the streetscape is not the point of historic preservation. It is your view of what historic designation means

03:15:29 Janet Shenk: Thank you, Jordan for your clarity. You're doing fine!

03:16:06 Bob Ward: Buildings adjacent to a historic district are not required to go through HPRB review.

03:16:17 Steven Seelig: It is not obscure at all. It is your view that the parking lot needs to have review because of your view of historic preservation.

03:16:26 Cal: I don't know what the ANC's plans to do tonight with the surplus matter. If there's going to be a lot of discussion and community participation, might the ANC consider the matter of the surplus in a different meeting, perhaps next Monday? We're already 3 hours into this meeting and the PNC bldg item is still going on – and it's hard to know whether we're heading into another 60/90/120 minute item.

03:16:28 Mary Rowse: The parking lot is developable!

03:18:26 Steven Seelig: But your resolution is not the facts. You don't have the facts right!

03:19:55 Mara Verheyden–Hilliard: Thanks Michael, there is no need to create this separation.

03:20:04 Steven Seelig: you voted. let's move on.

03:21:09 Mary Rowse: Such a tortuous discussion.

03:21:22 Jordan Benderly: ONLY the bank is protected.

03:21:40 Andrea Rosen: The zoning only allows for a 40-foot building on the parking lot. The parking lot is not subject to preservation.

03:21:40 Zachary Burt: The focus of the nomination is ONE "contributing" property (the bank). See page 3.

03:21:59 Andrea Rosen: Peter Lynch: Then rewrite the law!!!

03:22:18 Andrea Rosen: Yes, Michael Zeldin!

03:22:25 Mara Verheyden–Hilliard: Yes, Michael!

03:22:29 Stephen Connors: Then why did you vote against it, Mr. Lynch? Protect the building for goodness sake..

03:22:34 Chas Cadwell: Page 3 of the application asks for designation of the building, not the site.

03:22:54 Andrea Rosen: Jordan Benderly, please come back.

03:23:17 Andrea Rosen: NOT THE PARKING LOT. Whatever is built there!!!!!!!!!!!!!!

03:23:19 Michele Wolin: But such reviews happen all the time, they won't stop development; it is not a huge deal. To vote against this, you are not going to protect the bank. You are completely overreacting to the parking lot; it can be developed!!

03:23:21 Jordan Benderly: I think the HPRB has leeway. The staff recommendation cannot change.

03:23:22 Stephen Connors: And what is the problem with that, Mr. Lynch?

03:23:37 Steven Seelig: Chas. It may say that, but that is not how it works. Which is disappointing that you don't know that.

03:23:38 Ron Eichner: @Zeldin: Benderly is incorrect. If the parking lot is not part of the designation it will not undergo HPRB review.

03:24:02 Zachary Burt: BTW, here is the hpo staff report for reference: [https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Historic%20Landmark%20Nominaiton%20Staff%20Report\\_Chevy%20Chase%20Savings%20Bank\\_5530%20Connecticut%20Avenue%20NW\\_Case%2022-10.pdf](https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Historic%20Landmark%20Nominaiton%20Staff%20Report_Chevy%20Chase%20Savings%20Bank_5530%20Connecticut%20Avenue%20NW_Case%2022-10.pdf)

03:24:06 Carol Grunewald: We need to protect this building. Please

protect the building tonight!

03:24:10 Zachary Burt: they are supporting the bank's designation

03:24:40 Andrea Rosen: The Arcade being a historic site already dictates that anything built on the parking lot must be sympathetic with The Arcade.

03:24:43 Mara Verheyden-Hilliard: Just vote in favor of the designation – rather than trying to subvert it with a false separation.

03:25:00 Andrea Rosen: Let's vote on a resolution that doesn't mention the parking lot, since you are creating a problem that doesn't exist.

03:25:16 Ron Eichner: It is correct. If parking lot is not included, Zoning and the SAP would control parking lot development, not HPRB

03:25:24 Stephen Connors: Exactly Mara! It's for the building...!!

03:25:27 Andrea Rosen: THANK YOU, Mr. Zeldin!

03:25:39 Mara Verheyden-Hilliard: Would someone propose supporting the Bank and then vote without creating false separations!

03:25:44 Zachary Burt: Yes, this nomination is about a building... it does not argue for significance of the parking lot. That is a key point.

03:26:16 Andrea Rosen: Table the Civic Core!

03:26:34 Mara Verheyden-Hilliard: Actually, people are asking that you vote for the building. your constituency is asking for that.

03:26:36 Mary Rowse: The building is protected from demolition and any proposed development for the parking lot would go through design review.

03:26:50 Michele Wolin: Constituents don't matter.

03:27:09 Zachary Burt: This goes to HPRB this Thursday, just fyi

03:27:24 Mara Verheyden-Hilliard: Are the major corporate owners of the bank your constituents Zach? Or the people who are asking that you vote on the bank now who are the actual residents.

03:27:42 Mary Rowse: The property owners are neutral.

03:28:12 Mary Rowse: the hearing is Thursday.

03:28:18 Chas Cadwell: HPRB hearing is Thursday morning I think

03:28:20 Mara Verheyden-Hilliard: Jordan was very helpful explaining this process. Why can't you just vote for the Bank?

03:28:22 Zachary Burt: if the bank is designated, a future subdivision and future development would be discussed by a future anc... whenever that may happen... 5, 10, 20 years -- or whenever -- down the road


03:28:28 Mary Rowse: Hearing is this Thursday.

03:28:33 Andrea Rosen: Please remove the arbitrary and inappropriate exclusion of the parking lot from the resolution and vote tonight in favor of historic designation.

03:28:53 Mary Rowse: 9 am Thursday.

03:29:02 Mara Verheyden-Hilliard: Please just vote on the Bank and remove the improper division you are creating in the parcel.

03:29:07 Carol Grunewald: How can someone not be in favor of preserving an historic building?

03:29:45 Mary Rowse: Michael, please suggest a new resolution.  
03:29:54 Mara Verheyden-Hilliard: Why not propose a vote on a resolution that doesn't have this obstructionist division.  
03:30:01 Andrea Rosen: Not.  
03:31:03 Andrea Rosen: Thank you, Michael Zeldin.  
03:31:20 Ron Eichner: Jordan is correct, HPRB has no obligation to consider the opinion of the ANC or even the owners of the building.  
03:31:26 Steven Seelig: The resolution should say: We do not support unless the parking lot is taken out. This is what 3C did with the Uptown.  
  
03:32:00 Michele Wolin: No, that isn't what the resolution should say.  
03:32:10 Zachary Burt: Michael's resolution makes sense, considering we don't even have a subdivision and/or proposed development to look at  
03:32:18 Zachary Burt: as of right now, everything is hypothetical  
03:32:28 Ron Eichner: @Lynch: I believe you are correct. HPRB will be designating the entire parcel unless they say otherwise.  
03:32:45 Michele Wolin: Agree, go with Michael's resolution.  
03:32:51 Stephen Connors: I am sorry, but this is utterly ridiculous....Hopefully the HPRB will use their common sense and do what it is in the best of the community and beautiful historic design.  
03:34:07 Mary Rowse: Thank you Stephen Connors!  
03:34:15 Steven Seelig: The resolution should say: We do not support unless the parking lot is taken out. This is what 3C did with the Uptown.  
  
03:34:27 Ron Eichner: ANC can be clear as both Gosselin and Zeldin are proposing, but HPRB may not be able to do so.  
03:35:36 Mara Verheyden-Hilliard: It leaves out discussion of the parking lot.  
03:36:10 Zachary Burt: Thank you, Commissioners! I am glad that you voiced your support for this significant building in the Chevy Chase commercial strip. :)  
03:36:11 Ron Eichner: Good result.  
03:36:41 Carol Grunewald:   
03:36:43 Andrea Rosen: Thank you, Commissioners Zeldin, Gore, Sherman, and Gosselin.  
03:36:58 Lisa Gore, 3/4G-01: [https://anc3g.org/wp-content/uploads/2023/01/draft-Civic-Core-resolution-1\\_23\\_23.pdf](https://anc3g.org/wp-content/uploads/2023/01/draft-Civic-Core-resolution-1_23_23.pdf)  
03:37:11 Lisa Gore, 3/4G-01: Thank you all for the stamina!!!  
03:40:11 Mara Verheyden-Hilliard: Thank you Michael!!  
03:40:50 Andrea Rosen: Gilles Stucker of DMPED said the process would proceed as follows: (1) Surplus; (2) RFP, based on agency requirements; (3) ANC resolution; (4) Disposition. Therefore your resolution needs to mandate that requirements are fulfilled before Surplussing, not before RFP. By RFP, it's too late.  
03:40:55 Carol Grunewald: Wonderful ideas, Mr. Zeldin -  
03:41:06 Mary Rowse: Thank you Michael Zeldin.

03:41:23 Andrea Rosen: Crucial distinction, Commissioner Zeldin.

03:41:27 Sarah Albertson: Well said, Mr. Zeldin

03:41:36 Mary Rowse: Thank you Michael Zeldin.

03:41:38 K Simmons: Doesn't the SAP what show what the plan is?

03:41:49 Jordan Benderly: Good suggestion, Michael.

03:41:58 K Simmons: \*Doesn't the SAP show what the plan is?

03:41:59 Mara Verheyden-Hilliard: Yes, Michael! We can have all of that - library, senior center, prek, community center, housing - when our public property remains in our hands rather than handed off to the developers who are driven to plan space based on profit per square foot.

03:42:14 Andrea Rosen: The SAP is crap.

03:43:31 Mara Verheyden-Hilliard: That's much clearer language.

03:43:47 Janet Shenk: Thank you, Michael

03:43:48 K Simmons: It's interesting how the community wants affordable housing and say that the area can't support affordable housing BUT the space can fit a senior center, PK3...

03:44:06 Robert Gordon: Commissioner Zeldin is correct that there are many public purposes that can utilize the Center without surplussing the property and keeping it in public hands.

03:44:26 Mara Verheyden-Hilliard: But we can have affordable housing there and everything else - when we aren't surplussing it to private developers. When you take our profit housing and luxury housing, you have room for so much more.

03:45:26 Andrea Rosen: DMPED is not to be believed about what surplussing is. The city has built transitional housing on public sites all over the city and has not surplussed the land.

03:45:30 Mara Verheyden-Hilliard: Peter Lynch - why is your strongest advocacy tonight for all things that the private developers what, rather than what is in the public interest?

03:45:32 Carol Grunewald: Public and private uses in the same building is problematic for many reasons. Regardless, the property belongs to the public and should not be sold/leased into private hands

03:46:37 Jamie Butler: What's going on here, Commissioner Zeldin? This commission previously supported affordable housing on the property. Now you are suggesting a senior center, a pre school. I don't understand what you are doing.

03:46:41 Mara Verheyden-Hilliard: DC did say that surplussing is for private development - it is a statement that the public land should be removed from public ownership and control and given over to private development.

03:48:16 Jamie Butler: A non profit developer could build affordable housing there. Why assume it will be a for profit one. APAH is interested. Many heard them at an ANC forum.

03:48:32 Mara Verheyden-Hilliard: This is the legal definition of surplus. "Chapter 8. Sale of Public Lands" states that our public land can be SOLD through the surplussing effort when the Mayor designates our land as "no longer required for public purposes."

03:48:46 Robert Gordon: Please reread the resolution.

03:49:44 Ron Eichner: I am concerned about the reference to

“outside experts” – if we are asking DMPED to do so, we might get mired in agency procurement hell.

03:51:22 Elizabeth McPike: Yes, good comments, commissioners, EXCEPT for Peter’s language to achieve alignment of community desires with the Mayors’s....BECAUSE such alignment may not be possible

03:52:20 Carol Grunewald: Who are the outside experts going to be? Not the same/usual cast of characters (developers) , please.

03:52:20 Elizabeth McPike: Can you put resolution on screen?

03:53:27 Andrea Rosen: All of the steps you’ve outlined – outside experts, charrettes, whether surplussing is warranted – should take place before a surplus proposal is voted on, not before RFP. RFP follows surplussing in the sequence Gilles Stucker has outlined.

Please require ARC/GIS imaging for charrettes.

03:53:33 Mara Verheyden–Hilliard: Leave out the experts unless it involves true community input and not astroturf growth and vision developer groups.

03:53:57 Carol Grunewald: Best idea ever, Mara –

03:54:03 Andrea Rosen: Outside experts – independent of our government – can be very useful.

03:54:04 Ron Eichner: I would reference the ZDD, who can get our own outside experts if we want.

03:54:48 Mara Verheyden–Hilliard: and social housing

03:55:29 Steven Seelig: So this resolution does not explicitly endorse the need for 100 housing units? That is a surprising omission.

03:56:36 Robert Gordon: In addition to what Andrea said, the ANC should be an author of the RFP.

03:56:37 Michele Wolin: 100 units has only been suggested by Ward3 Vision/WIN/CSG. It is not, and has never been, the official position of the ANC or the SAP.

03:56:49 Mara Verheyden–Hilliard: It is important that the ANC is clear simply that they do not support the surplussing at this time.

03:56:58 Carol Grunewald: Cheryl Cort doesn’t live in our neighborhood.

03:59:22 Carol Grunewald: Disinterested experts

03:59:38 Jamie Butler: Surplussing was done after the RFP for the redevelopment of the Hebrew Home and Robeson School on Spring Road.

03:59:46 Cal: Mixed-income? Why should anyone who doesn't have a very serious financial challenge for housing be allowed on that site?

04:00:04 Mara Verheyden–Hilliard: disinterested is fine. let's not over complicate this.

04:00:50 Michele Wolin: Ward 3 Vision will try to get someone who aligns with them, so be careful that it is someone independent.

04:01:10 Cal: experts who doesn't have a financial or political interest

04:01:18 janell pagats: This? – <https://dcgis.maps.arcgis.com/home/index.html>

04:02:01 janell pagats: ArcGIS

04:03:14 Peter Lynch: “including affordable housing, social housing, or a community land trust” instead of “mixed income...”?



04:03:15 Mara Verheyden-Hilliard: Andrea - you are moving to a development stage when we are not there yet.

04:03:21 Ron Eichner: Notwithstanding Andrea's usual conspiracy theories...the current approach to this site is what the ANC requested the city pursue .

04:03:54 Cal: experts "chosen by the community" might be a mess

04:04:00 Andrea Rosen: Mara - I am trying to lay out principles that prevent our being steamrolled.

04:05:21 Robin Diener: Peter Lynch is right.

04:05:29 Andrea Rosen: Ron Eichner - I am only using the knowledge I've gained from a decade of observing how land is churned for private gain in DC.

04:05:45 Ron Eichner: @Peterl: mixed income usually refers to a range of affordable housing , say 30%-80% MFI

04:06:14 Cal: Peter G, I concur. I didn't say all that. Affordable housing/social housing should be sufficient.

04:06:22 K Simmons: what is social housing?

04:06:27 Ron Eichner: Social Housing has a market rate compomnet

04:06:43 Cal: Just affordable is fine for me.

04:07:01 Mara Verheyden-Hilliard: social housing is valuable to include

04:07:14 Mara Verheyden-Hilliard: no it doesn't really - because it isn't being paid to private owners

04:07:50 Andrea Rosen: Social housing is a not-for-profit housing model used in Europe in which no one that lives in a particular building pays more than 30 percent of their income for their home. All incomes are welcomed.

04:08:33 Nancy Wilson: Housing of any kind over a library or rec center is a bad idea and especially if the property is maintained by DC.

04:08:44 Andrea Rosen: Agree with Nancy Wilson!

04:09:31 Carol Grunewald: Ten story

04:09:35 Andrea Rosen: Social housing is a not-for-profit housing model used in Europe in which no one that lives in a particular building pays more than 30 percent of their income for their home. All incomes are welcome.

04:10:06 Robin Diener: Agree w Mara.

04:10:40 Andrea Rosen: Ron Eichner: Is it paranoid to use knowledge gained from a decade of observation of how land is churned for private gain in DC, regardless of damage to communities?

04:10:55 Nancy Wilson: The District has stated that they are not in the business of building buildings.

04:11:16 Steven Seelig: Kidding, right Andrea. Nothing, nothing has been built in Ward 3.

04:11:50 Robin Diener: Thank you to ANC for excellent discussion of civic core surplus process.

04:12:08 Elizabeth McPike: Thank you, Commissioners, for slowing this process down and allowing for more neighborhood involvement. thank you!

04:12:31 Jamie Butler: Social housing legislation won't be ready for

a while. Plus, why would we want our current housing agencies involved in our housing plans. Look at the HUD report. Look at our public housing condition. Please do not put social housing in the resolution.

04:12:35 Andrea Rosen: Steve Seelig, I don't even live in Ward 3. I'm talking about city-wide.

04:12:52 Cal: You can thank the RASE Standing Committee, who sent a memo to the ANC suggested that further clarity and engagement needs to be done first.

04:13:02 Carol Grunewald: Please incorporate Andrea's points re: all the communication/community participation comes \*before\* the surplussing.

04:13:04 Steven Seelig: Seems you should recuse then Andrea

04:13:12 Andrea Rosen: I live in Chevy Chase.

04:14:25 Andrea Rosen: Woo-hoo!

04:14:46 Jordan Benderly: Congratulations.

04:14:55 Cal: CONGRATULATIONS, ALL. Most of us want this, but we want it DONE WELL!

04:15:03 Priscilla Wallace: Thank you for all your hard work!

04:15:13 Peter Lynch: Thanks to everyone for being here

04:19:34 Matthew Barclay: Night y'all.

04:19:43 Peter Lynch: Thanks, Matt

04:21:36 Cal: See y'all.

04:21:54 Cal: I have another meeting that I'm 2 hours late for.

04:23:00 Peter Lynch: thanks, Cal

04:25:24 Andrea McCabe: Thank you--each of you--not just those of you i agree with--for all your hard work. You identified all the roles of the people who spoke on the ECC matter, and the bank designation, but I didn't know the role of the people you called on for the civic core issue--my bad for not being more involved, but would be helpful in future meetings. Thank you so much

04:25:45 Peter Lynch: Thank you, Andrea, keep coming around

04:30:33 Mary Callahan: I am happy to hear the Commission's concern and support for extended community input to the Civic Core/Surplus proposal for the Chevy Chase Library and Community Center. I want to say, though, that this opportunity for early community awareness and engagement with the Maret development did not happen within its neighborhood, and is in part that development, and its process of approval, remain such a great concern. Rather, outreach for community awareness and engagement did not happen until Maret had its investment in planning well underway--and it was not highly engaged from this not-early stage, either. Therefore, many concerns, especially about the impact of the Maret development on the environment in the face of climate change, remain.

04:30:41 Priscilla Wallace: Zoom sessions are very important in reaching the community!