



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

Chevy Chase, Barnaby Woods, Hawthorne
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COMMISSIONERS

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

Minutes
ANC 3/4G Public Meeting
November 28, 2022
Zoom Meeting 7:00 – 10:11 pm
[Meeting Link](#)

00:00:00 Introduction of Commissioners

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

00:03:15 Zoom Meeting Procedures and Adoption of Agenda

Chair Gore described the Commission’s virtual meeting procedures. The Commission unanimously approved the agenda.

00:06:07 Commissioner Announcements

Chair Gore

Auto Thefts in Barnaby Woods and Hawthorne – Chair Gore said she has received multiple reports from constituents of recent car break-ins. The reports indicate that the break-ins occur during the day and many of them the vehicles of service workers and laborers. Gore said she has reached out to the 2nd District Metropolitan District Police (MPD) to schedule a community meeting on this issue and will post meeting details on the Chevy Chase Listserv and other social media sites when a meeting date is finalized.

24th Annual Senior Holiday Celebration -- Calling all seniors 60 years of age and older! Join Mayor Bowser for the 24th Annual Senior Holiday Celebration at the DC Armory on Tuesday, December 6th at 10:00 am. This event is for all DC seniors 60 years of age and older! Learn more [here](#).

Leaf Collection Continues in *Area A* Next Week -- [Leaf collection](#) is scheduled to continue next week (December 5-17) in Area A, which includes the boundaries of Western Ave., Broad Branch Road, Military Road, and 27th Street NW. Be sure to rake your leaves no later than December 4th, onto your curb or tree box (not in bags or on the street) so they can be collected. [DPW's online collection tracker](#) shows which area crews are covering. If your leaves aren't collected, please wait at least two weeks after your collection week (to allow for delays due to weather or staffing) then call 311 to request service.

WMATA Strategic Transformation Plan -- Over the past several months, the Metro board of directors and executive leadership have begun work on a strategic transformation plan (STP). The STP will establish guiding values, mission, and vision of the organization and the goals, objectives, and supporting initiatives to achieve the vision and mission. Better Bus is a new initiative to reimagine Metrobus that better serves the needs of customers, including the transition to zero-emission buses, construction of all-electric bus priority bus lanes and signals, bus stop and shelter improvements, and ensuring equity of service across communities. Metro is scheduling a meeting for Advisory Neighborhood Commissioners at the Metro headquarters (300 7th Street, SW) on Tuesday, December 6, 2022, from 5:00 p.m. - 6:00 p.m., to share feedback on these initiatives. This meeting will not address specific Metrobus routes, plans or programs. Please email any comments on these initiatives to Chair Gore at 3G01@anc.dc.gov, who will represent ANC 3/4G at the meeting.

Northwest Neighbors Village –

- Tuesday, November 29, 11am-12pm. Virtual Speaker Series: An Artist's Washington, DC: Turmoil in Ever-Evolving Landscape with Joey P. Mánlapaz. Free and open to all. [Register for this event here](#).
- Thursday, December 8, 2-3pm. Virtual Speaker Series: The Avalon Theatre: Then & Now with Sarah Pokempner Free and open to all. [Register for this event here](#).

Jazz @ Wesley -- Saturday, December 17, 6:30-8:30 p.m.: A Jazzy Christmas with Bobby Felder and Friends will be held at the Wesley Campus, National United Methodist Church, 5312 Connecticut Avenue, NW. Find [more information here](#).

Street-Light Issues – In response to a comment in the Meeting “Chat” that a resident is reluctant to call in out-of-service street lights because of reports the city has been replacing them with overly bright bulbs, Gore said it is important for public safety reasons to make sure all street lights are functioning. Commissioners Chang and Gosselin said that complaints about overly bright bulbs can be filed with the city’s 311 system. Instructions for doing so can be found on the ANC’s website [here](#). In addition, Gosselin and Laura Phinizy, a member of a citywide street light advisory panel, are collecting information about street light issues. They can be reached, respectively, at: peter.gosselin@anc.dc.gov and PHINIZYL@yahoo.com .

Commissioner Zeldin

School Safety Notification Procedures -- Commissioner Zeldin said that, in conjunction with the Will Perkins in the Office of Councilmember Janeese Lewis George, he is communicating with DCPS to better understand the system’s community notification process when there is an active threat near a DC public school. He said that he and Perkins are waiting on an official written answer to questions about the notification policy. Once received, he will ask the ANC to invite DCPS to an open ANC meeting to discuss.

00:16:31 **Community Announcements**

Oregon Avenue Electrical Work – Rayisha Quarrie, a spokesperson for DC PLUG, a partnership of Pepco and the District Department of Transportation (DDOT), said after several years of installing underground electrical infrastructure as part of the Oregon Avenue reconstruction, electrical crews will begin Dec. 6, 2022 to switch power service from overhead cables to the new underground wiring. She said this will require short electrical outages. She said customers will be notified at least 72 hours in advance, no outage will be longer than four hours and all will be during weekdays between 7:30 a.m. and 4:30 p.m.

00:19:09 **Chevy Chase Community Center-Library**

Commissioner Chang, in whose single member district the site is located, introduced the subject, saying that the evening’s session was a follow up to the ANC’s October 20,

2022 hearing about redevelopment of the site. She said that in the interim since the earlier meeting, the city sent the ANC notice that it intended to conduct a public “surplus” hearing on December 15, 2022 from 6:30 p.m. to 7:30 p.m. to take public testimony about whether “a portion” of the Community Center-Library site is no longer needed for public purposes and could be surplussed to make it available for lease or sale to a developer to encourage development of affordable housing in conjunction with replacement of the two aging public facilities. She said the notice prompted “a lot of questions” from residents so the ANC had invited back the city’s point person on the project, Gilles Stucker, director of strategic initiatives with the office of the Deputy Mayor for Planning and Economic Development (DMPED).

Stucker briefly outlined the project, saying it will be a joint undertaking of DMPED, the city’s Department of Parks and Recreation (DPR) and the DC Public Library system (DCPL). He said that no decisions will be made at the Dec. 15th meeting, which is solely to take public comment. He said that whatever the final decision about surplussing, the Community Center and Library will remain in public hands. He said that, beyond that, no decisions about the project have been made “What will be the building blocks that create the new civic site,” he said, “those answers will come in the months ahead.”

Stucker said that the proposal to surplus a portion of the land grows out of the final version of Chevy Chase Small Area Plan (SAP) adopted by the Council that calls for housing to be included on the site. He said, “typically housing is developed by a sale of a portion (of a site) into private land that is developed by a developer.”

He said that, as envisioned by the city, the chain of events will be that DMPED will get public comments at the surplus hearing, put these together with a legislative surplussing proposal that it will send to the Council, which must approve any surplus, and then issue a request for proposal (RFP) to architects and developers. Once it has received and reviewed the design proposals it receives, DMPED will conduct a second hearing, called a “disposition” hearing to take comments on the designs, then send a second legislative measure to the Council to dispose of the property.

Focusing on the question of housing, Commissioner Chang asked whether it is true the city does not develop housing itself, although it may retain ownership of land on which housing is developed. Stucker said that generally is true, although the city’s troubled Housing Authority does do some development.

Throughout the discussion, Stucker sought to bring the focus back to the surplus question, saying that the issue before residents in the upcoming hearing is whether there are public purposes besides the Community Center and Library that they would like to see the site put to or whether a portion could be sold or leased.

In addition to the hearing, Stucker said people could send him comments. He provided his email address: gilles.stucker@dc.gov. He asked people making comments to put “SURPLUS” in the subject line.

Commissioner Higgins and other commissioners repeatedly said that they understood the concept of surplussing for a city property that's no longer in public use but were baffled by treating the Community Center-Library site, which remains fully in public use, in this way. Stucker answered that the city's standard way to develop housing is to sell or lease sites to developers.

Chair Gore said that the Dec. 15th hearing date is in the middle of the December holidays and that the redevelopment of the site is a "complicated topic." She asked DMPED to put off the hearing until after the holidays. She said she found precedent for doing so in accounts of other developments, for example of a school in Ward 2, where the city pushed off hearings and had multiple sessions to accommodate neighborhoods.

Stucker said the Dec. 15th hearing will "open the record" on the redevelopment of the site. He said he'd be willing to extend the period when the city receives comments and he'd be willing to come before the ANC again. But he appeared unwilling to put off the hearing.

Stucker said the Council must hold a hearing on any surplus agreement that DMPED sends it and suggested that this hearing would offer residents another opportunity to be heard. Gore replied "It's important that the community gets its voice in way before we get to Council. By the time we get to that Council hearing, we all know that's a wrap."

In an exchange with Vice Chair Speck, Stucker said DMPED, DPR and DCPL are drafting a survey that the agencies expect to field in the community during December. When Speck asked that the Commission get to see and comment on the survey before it is distributed, Stucker demurred. Gore subsequently said she was "surprised" that the city agencies planned to do a survey of Chevy Chase without involving the ANC. She said it suggests the city "has a long way to go" to improve its community engagement efforts.

Commissioner Gosselin asked whether DMPED is under any legal obligation to modify the surplus proposal it advances to the Council based on what residents say at the surplus hearing. Stucker said he didn't know. Gosselin asked whether the hearing was the only "speed bump" his agency has to cross before it pushes a surplus agreement to the Council. Stucker indicated that DMPED could act immediately, but that it wouldn't act until the community had had its say.

Commissioner Zeldin suggested that the site could be developed with the Community Center, Library and housing without surplussing any of the site. Stucker said that if the housing is funded in the typical way, with private money, some of the site would have to be sold or leased. "The executive (the Bowser administration) is not in the role of developing and constructing and managing housing," Stucker said.

Chang said the ANC would provide Stucker and the public with all of the questions in the "Q&A" and "Chat." She asked Stucker to provide answers and he agreed to do so.

Reading from the Q&A, she asked whether a non-profit developer could build housing on the site without a portion of it being surplus. Stucker talked about there being multiple sources of financing for non-profit affordable housing but indicated that some of the property would have to be surplus whether the developer was for-profit or non-profit.

After the discussion with Stucker, Gore raised the issue of the ANC adopting a resolution calling for a hearing delay. "Our voice continues to not be heard," she said. "That (a resolution) is the only thing we have in our arsenal." Gosselin supported the idea. He said that the SAP chapter covering the Community Center-Library site is the only one in which the ANC is not mentioned. He said the city's behavior since the SAP suggested it sees no substantial role for the Commission or the community.

Speck said he was concerned the ANC is losing sight of a goal that it has repeatedly embraced, that of developing the site as a single campus with affordable housing. Gore replied she is not backing off strong support for affordable housing, but that she's concerned the city has shown so little interest in giving the community a role in the redevelopment process. "We can't continue to be a bystander in this process, especially at this early stage," she said. She later said that "bystander" may have been too strong a word, "but we're not full partners yet." Commissioners discussed the idea of a resolution for several minutes without settling on a course of action.

01:49:04

Discussion and Vote on Maret Project Task Force

Commissioner Higgins, in whose single member district the property at issue is located, summarized his opening account as follows:

"The Episcopal Center for Children at Utah and Nebraska Aves NW has leased a portion of its property to Maret School for the creation of a sports field. ECC will use the leasing funds to continue its educational mission. The project was approved 7-0 by the ANC and 4-0 by the city's Zoning Board of Adjustment (BZA). In association with the approvals, the ANC and Maret signed a Memorandum of Understanding (MOU) covering various aspects of the development and operation of the field, including the creation of a task force to oversee the construction phase of the project.

The ANC has been contacted by some residents about why the task force is necessary at this time. The MOU calls for establishing the task force at least 60 days prior to the start of construction of the field. The 60-day advance time frame is the minimum time for establishing the task force in advance of construction. Since release of the final BZA approval decision is uncertain, we consider it prudent to establish the task as soon as possible in preparation for the BZA decision, which could come at any time. Maret has obtained permission from Urban Forestry to start tree work by the end of January 2023, approximately 60 days hence. The school wants to act in compliance with the MOU and has designated a representative to the task force.

To the view that tree work does not fit within the context of “construction”, and thus the formation of the task force should await a firm start date for field construction, it is notable that the MOU at page 13 clearly considers forestry work a construction element. The ANC needs to act in a manner consistent with the MOU. Reinforcing that point, the April 2022 request for a stay of the BZA decision filed by Friends of the Field notes on page three of that document that tree work is the first stage of construction.

Establishment of the task force itself is sanctioned by the ANC3/4G by-laws consistent with Office of Advisory Neighborhood Commissions (OANC) policy, and there is precedent with a similar task force that addressed the Ingleside construction on Military Road. Such task forces or special committees are established for special purposes and are terminated once the special purpose is achieved. Regarding authorities, task forces are only advisory to the full commission.”

According to MOU, the task force will have a maximum of five members. The ANC received requests from several residents to serve on the task force. It thanks those who volunteered.

The issue of task-force membership was discussed by Higgins, ANC Chair Lisa Gore, and Commissioner Randy Speck, who led a similar effort for the expansion of the Ingleside senior residence. The three proposed roster to the Commission for its consideration. It included:

- Bruce Sherman, a resident of 5829 Nebraska Ave NW, and Commissioner Elect for SMD-02 who lives adjacent to the project site;
- Jim Nash, a resident of 5514 33rd St NW and who is Commissioner Elect for adjacent SMD-03;
- Abe Clayman, a resident of 3101 Beech Street NW who is a former ANC Commissioner who served on the Ingleside task force;
- Jenny Backus, a resident of 5841 Nebraska, who also lives adjacent to the site;
- Michael Osborne, 5409 30th Place NW, who also served on the Ingleside task force.

During discussion, Commissioner Zeldin said he believes Sherman has a conflict of interest that prevents him from serving on the task force as well as from participating in any ANC decisions should matters be referred from the task force to the Commission. Prior to his election to the ANC from the district in which the project will occur, Sherman led the opposition group, Friends of the Field, which opposed the project at both the ANC and BZA, brought conflict-of-interest charges against current ANC commissioners that were subsequently found to be baseless, and that has said it will appeal the BZA decision when a written decision is issued. Zeldin said he would oppose Sherman’s inclusion because of Sherman’s role as a party litigant. No one can be a party and an adjudicator on the same action.

Higgins and Commissioner Gosselin said that while they understood the legal point Zeldin was making, Sherman had won election to the ANC and would shortly represent the district where the construction would occur. They said they believed the political fact of his election outweighed the legal argument. Commissioner Cadwell argued that everyone involved has interests of various sorts and that having been associated with the Friends of the Field “shouldn’t be a bar from public service.”

During subsequent discussion, Sherman told the ANC “I have resigned from the steering committee of Friends of the Field and, as a newly elected commissioner, will be representing the District in a completely different capacity than that in which I served previously as a citizen.” Sherman also said “I understand the MOU to be a matter of compliance and that anyone serving on the task force should be looking at compliance with the MOU, not re-writing the MOU.” Commissioner Chang asked that Sherman or the Friend of the Field provide the Commission with a copy of Sherman’s resignation letter.

Claudia Russell, an abutting neighbor and Friends of the Field member, questioned whether the choice of task force members squared with what she described as criteria Higgins had promulgated for membership. Higgins responded that he hadn’t intended the various items Russell listed as criteria, but simply a request that potential members give the Commission a little information about themselves and their connection to the project for transparency’s sake.

Nancy Voisin, also a neighbor and Friends member, called it a “slap in the face” to residents that the task force does not include people who live close to the field. Zeldin and Gosselin said that both Sherman and Backus live directly across the street from the parcel.

Sherman returned to the meeting to ask whether the ANC was concerned about Maret proceeding with proposed tree work at the site, thus altering the landscape, and then something occurring that would prevent further construction, whether it would be an appeal of the BZA order or some other measure.” Maret official Trey Holloway said that the tree work and construction of the athletic field were separate

At the request of Zeldin, the Commission separated the vote to create the task force and agreed to vote separately on each proposed member for the task force.

On a motion by Higgins, the Commission voted on the following:

“Resolved that ANC3/4G create the task force associated with the ECC field project in accordance with the Memorandum of Understanding (MOU) between the ANC and the Maret School.” The resolution was approved by a vote of 7 yes, 0 no, 0 abstentions.

The Commission then took five separate votes to approve the following persons as members of the task force:

- Sherman, by vote of 6 yes, 1 no, 0 abstentions;
- Nash, by vote of 7 yes, 0 no, 0 abstentions;
- Clayman, by vote of 7 yes, 0 no, 0 abstentions;
- Backus, by vote of 7 yes, 0 no, 0 abstentions;
- Osborne, by vote of 7 yes, 0 no, 0 abstentions.

[02:38:26](#)

ANC Standing Committee Updates

- **Zoning, Design and Development (ZDD)** – Commissioner Gosselin said that by week’s end he would get a membership solicitation out to the public to seek to fill the remaining two slots on the Committee.
- **Racial and Social Equity (RASE)** – Chair Gore said RASE issued a solicitation for new members on Nov. 21, 2022, requested responses by Jan. 5, 2023 and expects to offer a slate of new members for ANC approval at the Commission’s Jan. 9, 2023 meeting. She said the Committee met on Nov. 15, 2022 and will meet again Dec. 9, 2022. At its November meeting, it discussed new legislation by Councilmember Robert White governing the city surplus-and-disposition rules for public property; helping with a planned 250th anniversary of the Pointer family being at the present location of Lafayette-Pointer Park until it was expelled in the early 20th century; preparing recommendations for the incoming ANC and preparing a draft resolution concerning an analysis of historic districts.

[02:49:45](#)

Commission Business

- **Minutes** -- On a motion by Commissioner Gosselin, who serves as secretary, the Commission unanimously approved minutes for its November 14, 2022, 2022 meeting.
- **Payments** -- On a motion by Commissioner Higgins, who serves as treasurer, the Commission unanimously approved a reimbursement of \$290.43 to Chair Gore for Mailchimp and a payment to Verizon of \$155.98.
- **Fiscal 2023 Budget** – Higgins provided the following report on the ANC’s upcoming budget:

“The fiscal year begins Oct. 1 and ends Sept. 30. Total funds for 2023 are \$54,704 with the carryover from 2022 plus DC OANC allotments. After expenses, we show an ending balance of \$12,704 going into fiscal 2024.

“Page one is the proposed budget. Page two are proposed expenses for budget 2023 versus actual 2022. Due to savings from personnel, we have a significant carry over from 2022 to 2023.

“For fiscal 2023 I projected a salary personnel expense of \$16,000 based on \$25/hour for 12 hours a week times 50 weeks plus required taxes with a total of \$16,000. That covers us if we use a salary position. I also put in \$7,500 for purchase of services to cover a contract service arrangement. If we use a contract situation we can exceed the budget for that category as we will have a much reduced or zero expense for the salary position – but I thought it prudent to put significant amounts for both and the Commission can choose among them. I put in \$7,500 for “Communication” which has been normal Verizon and Zoom but the additional funds can be used for whatever enhancements we use for outreach to residents. Even with a fairly hefty expense amount, we will still have \$12,000 left over at the end of fiscal 2023. The surplus will likely be even more because we will likely lean towards contract versus salary personnel. Under the OANC policy, there is no compulsion to use it or lose it as we are allowed to carry over the surplus into the next year. After we discuss and approve a budget, I will enter the amounts into the OANC worksheet portal.”

- **Budget Questionnaire** – The Commission supported a proposal by Commissioner Cadwell to field a budget questionnaire to give the public the opportunity to voice their opinions about use of ANC resources.
- **2022 Annual Report** – On a motion by Vice Chair Speck, the Commission unanimously approved its annual report.
- **Possible Items for the ANC’s Dec. 12, 2022 Meeting** – Possible resolution on historic districts; discussion of “Green Alley” update to Broad Branch-Spring Valley Stormwater Retrofit Project and 5800 Nevada Ave NW.

03:10:44

Adjourn

APPROVED at a regular public meeting notice of which was properly given, and at which a quorum of four (4) of seven (7) members was present on December 12, 2022, by a vote of **7** yes, **0** no, **0** abstentions.



Lisa R. Gore, Chair



Peter Gosselin, Secretary