



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

Chevy Chase, Barnaby Woods, Hawthorne
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By Electronic Delivery

April 27, 2023

Anita Cozart
Director
DC Office of Planning
1100 4th Street SW
Washington, D.C. 20024

Dear Director Cozart:

Thank you for allowing a group of our ANC 3/4G commissioners to meet with members of your staff over the past several months to understand where they were headed in drafting new zoning provisions for our upper Connecticut Avenue community core. We are grateful to OP Associate Director Joel Lawson and Development Review Specialist Maxine Brown-Roberts for their patience and professionalism in answering our questions and laying out their approach.

We respect the work of your staff but have some clarification questions about the proposed NC-19 and 18 zones for our Community Center-Library site at 5601 and 5625 Connecticut Ave. NW. Specifically, we would like to understand how the zones align with the outcome of the Chevy Chase Small Area Plan (CCSAP) adopted by the Council on July 12, 2022.

As we understand the draft proposal, it would, with various allowances and penthouses, permit a structure of up to 93 feet, six inches. Is there a clear link between this zoning change and what

was outlined in the CCSAP? In addition, the draft proposal would permit buildings to occupy up to 80 percent of the site. On page 29 of the final CCSAP it states:

“Given the high utilization of the existing playground, basketball court and central courtyard, it will be important to include these recreational spaces into the new site and building design. Well designed, accessible, and inclusive public open spaces will reinforce this site as a community anchor and important gathering space...”

Our question would be that with a lot-occupancy of 80%, would we still have the ability to create “well-designed, accessible, and inclusive public open spaces”? These are just two examples of questions that our constituents are asking about the link between the CCSAP and the proposed zoning.

As such, the ANC will be hosting a community conversation about the draft text amendment on Wednesday, May 10, 2023 at 7:00 p.m. The meeting will be held at the Chevy Chase Community Center and we are inviting your office and DMPED to participate in this important community discussion. We see this as an opportunity to understand the proposals better and see how it links specifically to what was discussed in the CCSAP. We believe if we can provide this transparent information to our constituents, it will lead to better implementation of the plan.

Please let me know if your office can attend our planned community conversation. If so, we can work together to outline an initial discussion. Due to ANC meeting notification requirements, please let me know your office’s availability by Monday, May 1, 2023.

Sincerely,

A handwritten signature in black ink that reads "Lisa R. Gore". The signature is written in a cursive, slightly slanted style.

Lisa R. Gore,
Chair, ANC 3/4G

cc: Muriel Bowser, Mayor, District of Columbia
Phil Mendelson, Chairman, Council of the District of Columbia
Matthew Frumin, Councilmember, Ward 3
Janeese Lewis George, Councilmember, Ward 4
Robert C. White Jr, At-Large Councilmember, Chair, Committee on Housing
Kenyon McDuffie, At-Large Councilmember, Chair, Committee on Business &
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Peter Gosselin, ANC 3/4G-06
Zach Ferguson, ANC 3/4G-07