



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

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ANC 3/4G Resolution
Calling for Improved Public Engagement
Concerning the Civic Core Project
May 8, 2023

BACKGROUND & RATIONALE:

- 1) ANC 3/4G received the following recommendation concerning Civic Core Public Engagement from its Zoning, Design and Development Standing Committee on April 27, 2023:

"The Zoning, Design and Development (ZDD) Standing Committee recommends that the ANC 3/4G notify the Mayor and all members of the District Council that the District needs to slow the process of planning changes to the Civic Core in Chevy Chase and substantially improve the way the District engages with the ANC and the Chevy Chase community.

The Committee recommends the ANC make the following points to District officials:

- The community and the District are at a crossroads in planning for the Civic Core and the upper Connecticut Avenue commercial corridor. Past experiences with the District's Office of Planning (OP) and office of the Deputy Mayor for Planning and Economic Development (DMPED) have been unsatisfactory and should not be repeated in the coming period.

- Community involvement in amending the Comprehensive Plan and in the development of the Chevy Chase Small Area Plan was inadequate and residents' concerns were substantially ignored.
- Going forward, the community and the ANC must be full partners with the District in development of the request for proposal for the Civic Core and in changing the zoning of the upper Connecticut Avenue corridor.
- As part of the full partnership, the District must substantially improve communications with the ANC and residents, keeping both informed about projected timelines for proceeding with various elements of both the Civic Core project and zoning, responding in a timely manner to requests for information and coming before the community to fully explain key elements of the process.
- A truncated public engagement process that is designed and managed solely by the District is unacceptable to the ANC and the community.
- As part of the full partnership, the District and the community must jointly manage a public engagement process that runs for a substantial period of time and includes multiple, in-person, face-to-face meetings at which residents can question District officials and talk with each other in search of common ground to guide future changes in the community's built environment.
- Any planning for the future must be predicated on a comprehensive community survey conducted by the ANC or jointly by the by the ANC and District agencies that at minimum addresses:
 - The surplussing process and possible alternatives
 - Amount, form and ownership of housing, particularly affordable housing, and possible impacts on school enrollment
 - Maximum height to be allowed along Connecticut Avenue, including at the Civic Core
 - Density and lot coverage of the development of the Civic Core development
 - Need for adequate parking on-site at the Civic Core
 - Outdoor areas for recreation (adult, youth and children) and green/open space for congregating
 - Design and scale compatibility with existing structures on Connecticut Avenue, including the landmarked Avalon Theater, Arcade and PNC Bank
 - Specific functions valued by the community that should be maintained or expanded in the Library and the Community Center.

RESOLVED:

- 1) ANC 3/4G agrees with the ZDD about the need to notify District officials of the deficiencies to date in public engagement concerning development generally along the upper Connecticut Avenue commercial corridor and specifically about redevelopment of the Chevy Chase Civic Core.
- 2) The Commission adopts the ZDD recommendation with one modification, adding the highlighted phrase to the bullet that reads: A truncated public engagement process that is designed and managed solely by the District, **such as the community is concerned the Our RFP process will be**, is unacceptable to the ANC and the community.
- 3) The Commission agrees to immediately contact the Mayor and all members of the D.C. Council and make all of the points recommended by the ZDD.

APPROVED at a regular public meeting, notice of which was properly given and at which a quorum of four (4) or seven (7) members was present on May 8, 2023 by a vote of **7** yes, **0** no, **0** abstentions.



Lisa R Gore, Chair



James L. Nash, Secretary