



## **ANC 3/4G Zoning, Design and Development Standing Committee**

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**TO: Commissioners, ANC 3/4G**

**FROM: Zoning, Design and Development Standing Committee**

**DATE: April 27, 2023**

**Re; Recommendation on Civic Core Engagement**

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

**APPROVED** by the Commission 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 **X** yes, **X** no, **X** abstentions.

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Lisa R Gore, Chair

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James L. Nash, Secretary