



**Government of the District of Columbia1**  
**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 - Bruce Sherman  
3/4G-03 - James Nash, Secretary      3/4G-04 - Michael Zeldin      3/4G-05 - Peter Lynch  
3/4G-06 - Peter Gosselin, Vice Chair      3/4G-07 - Zachary Ferguson, Treasurer

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**Minutes**  
**ANC 3/4G Public Hybrid Meeting**  
**June 26, 2023**  
**7:00-9:00 pm**

**00:00:00 Call to Order and Commissioner Introductions**

Commission Chair Lisa Gore called the meeting to order at 7:13 pm. Also present were Commissioners Ferguson, Gosselin, Sherman, and Nash. Commissioner Lynch joined via Zoom. Commissioner Zeldin was absent.

**00:03:57 Announcement of Meeting Procedures and Adoption of Agenda**

Chair Gore moved to add to the consent agenda approval of the June 12, 2023 minutes and delete from the 7:30 time slot the presentation on 3747 Huntington Street, NW. The motion was approved 6-0-0.

### **00:06:06 ANC 3/4G Resident Forum**

Mr. Kahn suggested the ANC establish a transportation safety committee and an issues blog to help community members follow key issues in an easier more organized manner. Commissioner Gore thanked Mr. Kahn for his suggestions and said she agreed that transportation is an important issue and she has tried to establish a transportation safety committee but, “we need someone to run that committee.” She promised to take it up at the next ANC administrative meeting. She said she liked the idea of an issues blog also. The question is, who would maintain it? The ANC plans to hire a staff person soon, and this could be a good project for the new hire.

A member of Chevy Chase Voice asked about Councilmember Frumin’s February letter regarding surplusings. Commissioner Gore said she believed a key concern of the Councilmember was that the community have some engagement with the RFP process. Since the letter, the city has agreed to follow the “Our RFP” process, which is designed to address this concern before the RFP is adopted.

### **00:16:50 Presentation by and discussion with the Office of Planning (OP) on its Draft Zoning Text Amendment for the Chevy Chase Civic Core**

Jennifer Steingasser, Director for Design, Development and Preservation spoke first. She said her office heard many ideas and feedback from the Chevy Chase community at the last meeting they attended, in May. The feedback has been incorporated into OP’s latest zoning proposal and that was the focus of the presentation.

Maxine Brown Roberts explained in greater detail the updated zoning proposal. In May, OP proposed the MU5 for the civic core property. She said her office heard from the community that they believed this proposal was not consistent with the Comprehensive Plan and allowed for buildings that were too high. Consequently, OP is now proposing

MU4 for the Chevy Chase civic core site. Greater building transitions to existing residential structures are also part of the updated proposal. Joel Lawson explained that MU4 allows for buildings of 50 feet in height, whereas MU5 allows for 65-foot buildings. Ms. Roberts explained that MU4 is consistent with the Comprehensive Plan. The new zoning text and map must be approved by the Zoning Commission and there will be possible public hearings before the Commission. The civic site will be zoned NC (Neighborhood Commercial) 19, and the surrounding areas on Connecticut Ave. will be zoned NC 18. These zones are specific to these areas.

Ms. Roberts explained that the former NC-19 MU5 version of the zoning proposal for the civic core would have allowed for buildings up to 93.5 feet in height, whereas the current NC-19 MU 4 proposal allows for buildings only 80 feet high. The current zoning in the Connecticut Ave. corridor surrounding the civic site allows for buildings to be up to 55 feet high. The new NC-18 corridor zoning would allow buildings to be up to 70 feet in height.

The FAR (floor area ratio) for the civic site has been reduced from 3.5/4.2 (with inclusionary zoning) to 3.0/3.6. Floor area ratio determines how much building is allowed in ratio to the land the building occupies. Lot occupancy remains at 80 percent of the lot area. Anything that is not a structure, including a parking lot, counts toward the 20 percent of the lot occupancy that is not built upon.

In the Connecticut Ave. corridor, the current FAR is 1.0/1.2 and the new NC-18 zone would change that to 2.5/3.0 with an additional .5 FAR for façade preservation.

Joel Lawson, Associate Director with Development Review, spoke next about some illustrations to show what the new zone could look like. The illustrations did not show actual buildings, but rather what could be put on the property. He showed an illustration of what could be put on the current Wells Fargo site, which would be zoned NC-18, that allowed for one ground floor of commercial space, three higher floors of residential

current Wells Fargo site, which would be zoned NC-18, that allowed for one ground floor of commercial space, three higher floors of residential

and an uppermost penthouse floor. The two highest floors had small set-backs from the front façade. The civic site (NC-19) would allow for four floors above the library and community center, without set-backs, plus a penthouse.

Throughout the OP presentation community members interrupted the speakers to ask questions. Many of the questions expressed opposition to the changes OP is proposing for zoning in the civic site. One community member asked Mr. Lawson why the civic site had a different zone (NC-19) than the rest of the Connecticut Ave. corridor. Mr. Lawson replied that this was a good question. He answered that the Comprehensive Plan calls for the civic site to have more housing on it. Therefore, OP is trying to propose zoning that would achieve the kind of housing that is anticipated in the Comprehensive Plan and the Chevy Chase Small Area Plan (SAP) and the Rock Creek West Plan. Zoning is always based on the planning work that went before it; Mr. Lawson explained. Zoning is not a planning tool, but rather an implementation tool.

Mr. Larson then explained the zoning process. He said OP is currently in the Draft Zoning Development phase of this project, about halfway through the entire process. After the ANC community meetings, OP will prepare a draft report to file with the Zoning Commission which will then initiate its review of the proposal. During the Zoning Commission Review there will be more community meetings and a possible public hearing, possible further changes by OP resulting from these meetings, before the Zoning Commission takes final action.

#### **01:06:42 Formal Question Period for the Office of Planning**

Mr. Robert Gordon, a member of “Chevy Chase Voice,” was the first community member to speak during this part of the meeting, and he said he opposed “the removal of the commons,” and greenspace. He vowed his organization would go to court, if necessary, to stop the new zoning

ne opposed "the removal of the commons," and greenspace. He vowed his organization would go to court, if necessary, to stop the new zoning proposal, including the attempt to remove the deed covenant banning apartments on a portion of the public land, and the "surplus" process,

whereby public land is sold to private [non-profit or for-profit] developers.

Jamie Butler spoke next saying she and many community members support affordable housing on the civic core site. She also said that most people want to preserve open green space, including playgrounds and recreational space. She said, "80 percent lot coverage is just too much." It should not be a question of choosing either affordable housing or preserving open space. Both goals are achievable.

In response to an online question, Mr. Larson emphasized that the "Our RFP" process will determine the design of the buildings on the site. The OP determines the zoning rules which form the "envelope" of the maximum that can be built on the site and is not connected to any final design decisions.

A community member asked Mr. Larson where in the SAP it calls for 80 percent lot occupancy on the civic core sit. Mr. Larson replied that currently the site is zoned for 100 percent lot occupancy and his office has reduced that to a maximum of 80 percent. The final determination of lot occupancy will rest with DMPED and the community, he added. He also said he would be happy to look again at lot occupancy, as "we certainly have heard from people here." The trade-off for reducing lot occupancy is that it increases the chances that the library and community center will not be built on one level, and it would reduce the amount of housing on the site.

A community member asked what the current lot coverage was on the civic site and was told it is roughly 40 percent. She added that doubling the amount of lot coverage "seems like a lot."

Several more community members spoke in opposition to the proposal

Several more community members spoke in opposition to the proposal to place housing on the civic core site.

**01:51:10 Meeting Adjourned**

**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 July 10, 2023 by a vote of 7 yes, 0 no.**

*Lisa R. Gore*

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**Lisa R. Gore, Chair**

*James L. Nash*

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**James L. Nash, Secretary**