



Bruce Sherman, Commissioner, SMD 02
Michael Zeldin, Commissioner, SMD 04
Peter Lynch, Commissioner, SMD 05

November 8, 2022

Anthony J. Hood, Chairman
Robert Miller, Joseph S. Imamura,
and Tammy Stidham, Commissioners

Zoning Commission
DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

Reference: Case #23-25

Dear Chairman Hood and Commissioners:

We write to request that the Zoning Commission postpone consideration of case number 23-25 scheduled for tomorrow's (November 9) Zoning Commission meeting, pending critical further input by ANC 3/4G to the Office of Planning.

The case is the OP's application to recommend that ZC "set down" for public hearing amendments to the Zoning Regulations to create the Chevy Chase Neighborhood Mixed Use zones NMU-4/CC1 and NMU-4/CC2, including a Map Amendment to map the zones on properties generally fronting on Connecticut Avenue, NW between Chevy Chase Circle, NW and Livingston Street, NW.

We make this request as individual Advisory Neighborhood Commissioners and do so based on resolutions passed by ANC 3/4G majority vote during this year. We seek OZ's recognition of the "great weight" that adheres to these resolutions as they pertain to OP.

OP's recommended changes seek to support implementation of the Chevy Chase Small Area Plan and the District's proposed redevelopment of the Chevy Chase Community Center and Library site (the "Civic Core") to incorporate housing, including affordable housing. OP has twice engaged ANC 3/4G this year, in May and June, to solicit Commission and community views on its recommendations. In response to the input, OP has modified its recommended changes.

Even though this engagement by OP has occurred, ANC 3/4G has thus far passed no resolution countenancing OP's proposals. The Commission is still undertaking our own extensive community engagement to solicit residents' views on a wide range of issues related to the proposed Civic Core redevelopment, including zoning elements. Currently, we are conducting a survey of our roughly 15,000

residents to solicit their views and preferences on these matters. We have committed to our constituents to use the results of the survey to inform our official positions.

The Commission has been clear and on the record with OP and other District agencies, asking that they respect our process and await the results of our own community outreach. In a [resolution approved on May 8](#), we said, “the community and the ANC must be full partners with the District in development of the request for proposals for the Civic Core and in changing the zoning of the upper Connecticut Avenue corridor.” In [a further resolution approved on July 24](#), we amplified this sentiment, calling on the District for “clarity about the institutional needs for the future library, community center, and outdoor space – as DMPED, OP, DPR, and DCPL currently understand them – before advancing future zoning options at the Civic Core.” That same resolution urged District agencies, including OP, “to receive the ANC’s community survey, due to be completed in the Fall of 2023, before advancing in the zoning process.”

While the Commission has since received some additional clarity from the District regarding respective institutional needs, the critical feedback from our constituents is still forthcoming. DMPED has agreed to hold off on issuing its request for proposals to prospective bidders on the Civic Core redevelopment until the survey results are in and the ANC has issued its further resolution. We believe OP should do so as well.

Given that OP’s application does not contain the expressed view of ANC 3/4G on the proposed zoning amendments, we submit the application is incomplete and therefore is not ready to move forward – that is, to be “set down” for consideration at a future hearing.

The ANC survey closes on November 12. The Commission will then process the results, discuss them with the community, and formulate a resolution on the proposed Civic Core redevelopment and related zoning amendments. On the current schedule, the Commission plans to complete this work by the end of November.

We respectfully ask that OZ postpone any action on OP’s application to allow the modest additional time needed to complete our community engagement and issue our further resolution on OP’s proposals.

Sincerely,

Bruce Sherman
Advisory Neighborhood Commissioner
ANC 3/4G 02

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Advisory Neighborhood Commissioner
ANC 3/4G 02

Peter Lynch
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