



Government of the District of Columbia
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

Minutes
ANC 3/4G Public Meeting
May 8, 2023
7:00-8:45 pm

00:00:00 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Call to order and Commissioner Introductions**

Commission Chair Lisa Gore called the meeting to order at 7:01 pm. Also present were Commissioners Gosselin, Lynch, Ferguson, Nash, and Sherman. Commissioner Zeldin was intermittently present via telephone.

00:01:50 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Announcement of Meeting Procedures and Adoption of Agenda**

This was the first ANC hybrid (in-person and zoom) meeting. ANC Chairperson Lisa Gore explained some changes in ANC meeting procedures, including a consent agenda for non-controversial resolutions and a new resident forum at the beginning of each meeting that allows ANC 3/4G community members to ask questions or raise concerns about issues not on the agenda.

Commissioner Nash asked for one change to the agenda, to correct a typo on the consent agenda that changed the approval of minutes, adding approval of the March 27th minutes and striking approval of the April 24th minutes. The date on the agenda was changed from April 24th to May 8th. The discussion and possible vote on an ANC Survey Process was modified to remove the

“ZDD Committee Recommendation: Recommendation Regarding Community Survey,” so that this agenda item included only “Discussion and possible vote on an ANC Survey Process.”

The amended agenda was approved 6-0.

00:09:13 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Consent Agenda Approval**

The commission voted 6-0 to approve the consent agenda containing three items:

- March 13, 2023 and March 27, 2023 minutes;
- MailChimp expense of \$28.09 for the remainder of 2023;
- New ANC meeting procedures to foster greater community engagement.

00:09:40 ANC 3/4G <https://www.youtube.com/watch?v=CpTarpzmcyw> **Resident Forum**

00:15:03 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Discussion and possible vote on an ANC Survey Process**

Commissioner Gore said she wanted a community discussion on starting a community survey and to vote on establishing a committee that would begin the process. She said we are all in agreement that we want an ANC community survey with the help of community members, commissioners, local and outside experts. She asked for community input on whether there is support for a survey, what would make a credible survey and how the community should be involved.

After a robust discussion on the topic Commissioner Gore moved the ANC move forward on a survey engagement team made up of commissioners, community members and other experts. The commission approved the motion 7-0. Commissioner Gore said she wants to get the survey team up and running as soon as possible.

00:45:46 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Discussion and possible vote on ZDD Committee Recommendation on Civic Core Engagement**

The ZDD Committee recommended the ANC make a number of points to District officials because “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.” The specific recommendations called for the community and the ANC to 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.” This would include improved communications with the ANC and residents and a public engagement process that runs for a substantial period of time.

Former Commissioner Lee Schoenecker called for the Commission to “tone down,” the proposed recommendation. Commissioner Lynch proposed striking the word “unsatisfactory,” from the

recommendation. Commissioners Sherman, Nash and others disagreed, arguing that in fact thus far District officials have not satisfactorily engaged with the ANC and the community on the project. Commissioners discussed adding specific language about its concerns on the “Our RFP” process to the committee’s recommendations, because this process is designed and managed solely by the District.

The Commission approved a resolution that adopted the committee’s recommendation to notify District officials about its concerns with civic core public engagement, with the added language concerning the Our RFP process. The vote was 6-0.

1:04:32 <https://www.youtube.com/watch?v=CpTarpzmcyw> **Discussion and possible vote on ZDD and RASE Committee Recommendations on Deed Restriction on Civic Core Site**

Attorney Jim Feldman, a ZDD committee member, discussed a memo he, Greg Schmidt and land-use lawyer Eric Rome have provided the ANC on their analysis of the no-apartment restrictions on the rear portion of the Community Center-Library site and on other parcels along Connecticut Avenue, and possible courses of action. The memo can be read here: <https://anc3g.org/agenda/civic-core-deed-restriction-analysis-memos/>

Mr. Feldman said virtually all the properties on the East side of Connecticut Ave. from Livingston to Oliver Streets are subject to covenants that would prevent the construction of apartment buildings on those lots. He recommended that if the city wants to build more affordable housing on upper Connecticut Ave., it should challenge the no-apartment covenant. He discussed the legal options available.

Karrenthya Simmons presented the RASE Standing Committee’s recommendation on the deed restriction. The committee asked the ANC to advise the District to build affordable housing on the library and community center site for households earning 50 percent or less of the median area income. She said the committee believes the redevelopment of the civic core provides the community a rare opportunity to foster a more diverse racial and social community. The committee sees the deed restriction as “an unfortunate artifact of our history of exclusion,” and asks that all options be pursued to remove the restriction, so affordable housing can be built on the site without limiting it to the front portion.

Some community members, many of them opposed to building affordable housing on the site, argued to delay voting on the deed restriction recommendation until the community has had more time to absorb the plans for redeveloping the civic core. Commissioner Lynch moved to suspend a vote on this recommendation. His motion was seconded by Commissioner Sherman.

Commissioner Lynch read the following statement:

“I am a teacher, a resident of an apartment building that has natural affordability, as well as the commissioner that represents the civic core area. I move that we suspend the vote until we have a

clear understanding of what's intended for the site. Right now we don't know what that is. Nor do we have a sense of the affordability levels or amount of units that may come. There is also no definitive answer as to how the deed restrictions will be adhered to by the city at this unique site.

The community through the SAP or the ANC has advocated for affordable housing but has not advocated for a big apartment buildings with 100 plus units and penthouses.

The community center, library, and outdoor spaces should remain as useful at the future site as they do at the current one. It is hard to imagine a 100 unit apt building and civic core buildings allowing for all the amenities the current site provides.

It is fair for the Northampton Street residents to be worried about a high rise building at the back of the lot. (Just as in other parts of the ANC, people are becoming concerned about the height of new houses.)

The apt covenant slows the process down, and will be likely be over run anyway. We are asking for the city to slow down and include us, but these recommendations, if adhered to, will quickly push the process further along.

I respect both committee opinions and recommendations, but why the rush? Let's suspend this vote until a definitive understanding of the deed restrictions is realized and a detailed plan for the civic site is made clear."

The motion was defeated 4-2. Commissioners Sherman and Lynch voted in favor; Commissioners Nash, Gore, Gosselin and Gore voted to defeat the motion to delay action to remove the deed restriction.

The Commission then voted to approve a resolution that combines and adopts the recommendations of the ZDD and RASE committees seeking removal of the deed restriction. The resolution also calls on the commission to notify the Mayor and members of the D.C. Council of the resolution and seek the District's help in removing the restriction. The motion was approved by the Commission by a vote of 4-1-1. Commissioners Gore, Nash, Gosselin and Ferguson voted to approve; Commissioner Sherman opposed; Commissioner Lynch abstained.

Commissioner Gore delayed committee and task force reports because of the time.

01:51:00 **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 May 22_by a vote of 7 yes, 0 no, 0 abstentions.

Lisa R. Gore

Lisa R. Gore, Chair

James L. Nash

James L. Nash, Secretary