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3G02- Bruce Sherman, Treasurer
3G03- Carol Grunewald, Secretary
3G04- Laura Phinizy, Chair
3G05- Karrenthya Simmons
3G06- Peter Gosselin
3G07- Elizabeth Nagy, Vice-Chair



5601 Connecticut Ave NW
P.O. Box 6252
Washington, D.C. 20015
3G@anc.dc.gov
<https://anc3g.org>
YouTube: ANC3G

Government of the District of Columbia **ADVISORY NEIGHBORHOOD COMMISSION 3/4G** **Chevy Chase, Barnaby Woods, Hawthorne**

Resolution Regarding the Separate Introduction and Consideration of Surplus and Disposition Legislation for the Redevelopment of the Chevy Chase Civic Core

WHEREAS, the District of Columbia owns the Chevy Chase Civic Core site, including the Community Center and Library property, which the District government has identified for potential redevelopment including housing;

WHEREAS, under District law governing the disposition of District-owned real property, the Council must first determine that a property is no longer required for public purposes before considering legislation authorizing its disposition for redevelopment;

WHEREAS, D.C. Code § 10-801 requires the Mayor to transmit to the Council separate resolutions declaring property surplus and approving its disposition;

WHEREAS, the surplus determination addresses whether public property should cease to serve public purposes, while the disposition legislation addresses a separate policy question concerning the terms under which redevelopment may occur;

WHEREAS, the redevelopment concept for the Chevy Chase Civic Core has been described as involving the declaration of certain development rights, sometimes referred to as “air rights,” associated with the site as surplus property, a concept that may be confusing or counter-intuitive for members of the public;

WHEREAS, declaring such rights surplus would constitute the threshold legal step enabling the District to proceed with redevelopment of the site through subsequent disposition legislation;

WHEREAS, on January 12, 2023, the Deputy Mayor for Planning and Economic Development conducted a public hearing regarding whether the Civic Core site should be declared surplus, where testimony reflected a wide range of views and indicated that many residents found the

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implications of declaring the property “surplus” difficult to understand without further explanation;

WHEREAS, in the fall of 2023 ANC 3/4G conducted a community survey regarding redevelopment of the Community Center and Library site that received 2,838 responses, including 2,298 respondents identifying themselves as ANC 3/4G residents;

WHEREAS, 2,142 of those residents responded to a question regarding whether a portion of the site should be declared surplus to enable housing, and approximately 62 percent opposed such a declaration while approximately 29 percent supported it, demonstrating that the question of surplussing the Civic Core site is itself a substantive and contested policy issue within the community;

WHEREAS, these sources of public input demonstrate that the threshold determination of whether the Civic Core site should be declared surplus is itself a matter of significant public interest and policy debate within the community and is distinct from subsequent decisions concerning the design, scale, and terms of any redevelopment;

WHEREAS, on February 28, 2026, the District hosted a community meeting at the Chevy Chase Community Center at which officials explained that DMPED and the selected development partner, Rift Valley, are currently negotiating the details of the redevelopment transaction that will form the basis of legislation to be submitted to the Council; and

WHEREAS, because the District is actively preparing that legislative package, the question of how the surplus and disposition legislation will be introduced and considered is therefore time-sensitive.

NOW, THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 3/4G calls upon the Deputy Mayor for Planning and Economic Development to transmit to the Council the statutorily required surplus and disposition resolutions as separate legislative measures and not as a combined legislative package.

BE IT FURTHER RESOLVED, that ANC 3/4G urges Councilmember Matt Frumin, in his capacity as Chair of the Council Committee on Human Services, which has jurisdiction over the Deputy Mayor for Planning and Economic Development, to ensure that the Council considers and holds separate hearings on the surplus and disposition resolutions so that the public may comment on the surplus determination independently from the proposed redevelopment transaction.

BE IT FINALLY RESOLVED, that ANC 3/4G directs the Chair and Secretary to transmit this resolution to the Mayor of the District of Columbia, the Deputy Mayor for Planning and Economic Development, all members of the Council of the District of Columbia, and other relevant District officials.