



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne
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Via Electronic Delivery

February 20, 2025

Nina Albert
Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

Dear Deputy Mayor Albert,

This letter serves as a follow-up to Advisory Neighborhood Commission (ANC) 3/4G's resolution dated September 23, 2024 (attached), concerning plans to redevelop the Chevy Chase Civic Core site. To date, we have not received an official response or any actionable plan from your office addressing our concerns regarding the inadequate community engagement anticipated for the upcoming Disposition meeting. We believe this lack of communication has contributed to public distrust and the proliferation of significant misinformation about DMPED's plans.

Our understanding is that the District currently possesses an undisclosed number of development proposals for the Civic Core site, with the next step in the redevelopment process involving a community Disposition meeting. However, the ANC is unaware of the scheduled date for this meeting or how DMPED intends to facilitate community engagement ahead of this critical event. Furthermore, it is our understanding, the ANC will receive only 30-days advance notice of the meeting, during which the community will have its first opportunity to review development proposals. As articulated in our resolution, we find this timeframe completely inadequate. Moreover, providing the

community with only one opportunity to engage with development teams and hear their presentations is insufficient.

In our resolution, ANC 3/4G outlined several recommendations aimed at making this stage of the process more meaningful and robust for our community members to review proposals, engage directly with development teams, and ask questions pertinent to established community development preferences for the site.

We strongly urge DMPED to take immediate and effective steps to enhance community involvement prior to the Disposition meeting, thereby rectifying these pressing issues. This is a crucial opportunity for the community to gain a comprehensive understanding of the potential developments of the site. As emphasized in our September 2024 resolution, we believe the following steps are essential to foster genuine community engagement:

1. ANC 3/4G calls on DMPED to prioritize thorough community engagement regarding the Disposition process. The ANC emphasizes that communication initiatives should not be limited in scope; they should provide comprehensive information and opportunities for feedback, allowing the community to fully understand the implications and details of the Disposition process and the development proposals.
2. As part of its prioritization, the ANC calls on DMPED to ensure that the Commission and the community has adequate time to receive, digest and respond to development proposals. The ANC will have more to say in the future about what it considers adequate.
3. The ANC strongly urges DMPED to fully fund the necessary tools and resources to facilitate these extensive community engagement initiatives, ensuring there is clear prior notice of events and that all voices are heard and considered.
4. Prior to selecting a developer, DMPED should host multiple community meetings in various formats, such as in-person, hybrid, and Zoom, at different times, with development teams and the community to discuss proposals and gather community insights, fostering a collaborative approach aligned with best practices in urban development. The ANC strongly encourages developers to provide extensive, easy-to-understand visual presentations, including use of ArcGIS software, to allow viewers to understand the scale and look of the proposed development from various vantage points, including Connecticut Avenue, McKinley Street and Northampton Street, as well as from the proposed open spaces. This approach will ensure broader participation and input.
5. DMPED must immediately provide a timeline for any additional presentations and the community Disposition meeting(s) to allow sufficient preparation. The Commission has three remaining meetings for 2024.¹ Thus, advance notice is crucial to the Commission's schedule and ability to be prepared.

6. DMPED should collaborate with the ANC to determine the appropriate format and number of development team meetings, ensuring community members and the ANC can evaluate development team responses thoroughly.
7. The community should have multiple opportunities to ask questions and give feedback on presentations before DMPED selects its development team. Residents who oppose all development options presented should have a clearly delineated means of registering their views.
8. Development team responses must be publicly posted promptly, and DMPED should establish a public feedback mechanism to facilitate community input to on each proposal¹. We appreciate your urgent attention to this matter and look forward to a prompt response that outlines your plan of action and incorporates our requests.

Sincerely,

A handwritten signature in black ink that reads "Lisa R. Gore". The signature is written in a cursive, flowing style.

Lisa R. Gore
Chair, ANC 3/4G

cc: Councilmember Matthew Frumin, Ward 3
Councilmember Lewis George, Ward 4
Councilmember Kenyan McDuffie, Chair, Committee on Business and Economic
Development
Daniel Lyons, Development Manager, DMPED
Bruce Sherman, ANC 3/4G-02
Carol Grunewald, ANC 3/4G-03
Laura Phinizy, ANC 3/4G-04
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ANC 3G Office