

3G01- Lisa Gore 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.dc.gov YouTube: ANC3G
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Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G
Chevy Chase, Barnaby Woods, Hawthorne

April 27, 2026

Ms. Nina Alpert
Ms. Latrena Owens
Office of the Deputy Mayor for Planning and Economic Development
By Email

Dear Ms. Alpert and Ms. Owens,

On behalf of the Commission of ANC 3/4G, I am writing to express our profound disappointment at the refusal of the Office of the Deputy Mayor for Planning and Economic Development to engage with our neighborhood's elected representatives at a meeting hosted by us, on possibly the most significant issue facing our neighborhood in our term in office: the future of the Civic Core.

To recap, after Mayor Bowser announced on January 16 the selection of Rift Valley as the developer for the Civic Core, I reached out to Daniel Lyons of DMPED to ask that DMPED come to an ANC meeting in early February. (January 29, January 30, and again February 4). On February 5, Mr. Lyons responded that DMPED had decided to hold its own meeting. On February 9, our ANC at a properly noticed, regular public meeting voted to send a letter to DMPED, requesting that they come before our ANC. We noted that our community has many questions about the project, as the bid released on January 16, as well as figures provided February 6, show a number of significant changes from the proposal that Rift Valley presented this summer. On February 25, Ms. Latrena Owens responded that DMPED would be hosting its own engagement. That session, on February 28, had only 7 days' notice, was on a weekend, and offered no hybrid attendance option - it was in-person only, at a time when many neighbors could not attend. A third time I reached out to DMPED, on April 1, asking DMPED to present to our community's elected representatives at a meeting we would host. A third time, DMPED declined. In her response of April 10 to our invitation of April 1 to engage with our community's elected ANC representatives, Latrena Owens of DMPED made a categorical denial: "At this time, we are unable to accommodate an additional meeting in April or May."

However, as posted on Chevy Chase listserv the morning of April 26, DMPED's Office of Planning will be presenting on the long-term Comprehensive Plan known as "DC2050" at the Tenleytown Library in person from 6-7:30 pm, April 27. That meeting will be hosted by two interest groups: Ward3Vision and Cleveland Park Smart Growth.

That meeting on DC2050 is the same date as today's ANC meeting, which begins at 7 pm. How is it that DMPED's Office of Planning can find time to dedicate to non-elected interest groups, but state that DMPED has no time for the elected ANC - on the same date, and even overlapping time? How can DMPED make time for a long-term issue for interest groups, but not speak to our community about an imminent major development that is even as we speak being hammered out with a developer?

DMPED has said it will tentatively meet with us on June 9 - at a meeting hosted by DC Public Libraries (DCPL) and the Department of Parks and Recreation (DPR), again, not an ANC meeting. It is incredibly naive of DMPED to think that our community will be willing to set aside all the questions DMPED has left unanswered: questions on housing, traffic, parking, servicing, social services, school crowding, and focus solely on the new DCPL and DPR facilities. Because our Civic Core, unlike any other in any residential neighborhood, has the added component of intense housing development, our site needs additional conversation of the impacts of that density ahead of time.

DMPED's repeated rejections of our invitations, bypassing the ANC in favor of agency-controlled meetings, undermines the established role of Advisory Neighborhood Commissions in facilitating structured, equitable, and publicly recorded dialogue between District agencies and residents. Furthermore, given that other areas - like the Tenleytown area of Ward 3 - are getting meetings with DMPED, we feel that our neighborhood is being deliberately denied engagement to limit our constituents' rights to speak with the agencies who are supposed to be working for our benefit. As you can see from the list of attached questions I have collated, we have many unanswered questions. This information gap has been creating distress and distrust.

ANC 3/4G remains committed to working constructively with DMPED, Rift Valley, and District agencies. Respect from the City for the role of the Advisory Neighborhood Commission and for the residents whose views we were elected to elevate will be essential to restoring public trust in this redevelopment process. We look forward to hearing that DMPED has reconsidered its decision not to speak with the elected representatives of this community and has found time for us in May, perhaps at our next regular meeting on May 11. If May 11 is not available to you, we would be more than willing to find another day in May.

Sincerely,



Laura Phinizy
Chair, ANC 3/4G

cc: Councilmember Matt Frumin
Councilmember Janeese Lewis George
Chairman Phil Mendelson
Councilmember Charles Allen
Councilmember Anita Bonds
Councilmember Wendell Felder
Councilmember Brianne Nadeau
Councilmember Zachary Parker
Councilmember Brooke Pinto
Councilmember Robert C. White, Jr.
Councilmember Trayon White, Sr.
Councilmember Doni Crawford
Mayor Muriel Bowser

Chevy Chase Civic Core Project Questions- April 26, 2026

I. Height/ Light

A. What is the final height of the building and where is the measuring point?

B. By how many feet and by what percentage will the building be taller than our community theater, the Avalon? By how many feet and by what percentage will it be taller than the neighbors in single-family residences to the north and east?

C. Where are the shadow studies? At what hours/ in what seasons will the building block direct sunlight from reaching the outdoor amenities, particularly at the center of the site? At what hours and to what extent will the building cast shadows on to the adjacent residences? across the Avenue?

II. Outdoor Uses

Will we have as much outdoor play (basketball/pickleball) space?

Will we have a tot lot/ younger kids' playground area? How big? Where?

At what hours will those spaces have sun?

Will there be a tennis backboard?

Will there be fencing?

III. Traffic

DDOT has indicated that it plans to restrict no left turn onto Northampton from South-bound CT. That will force all left-bound turns for Wells-Fargo onto Oliver for a loop up to Northampton. All left-bound turns for the neighborhood will be either onto Oliver or McKinley. Has the city calculated the impact of traffic in/out of the turn area on McKinley, which is just below the crest of the hill?

How many cars does it expect to be turning left in an hour (rush hour, non-rush hour) uphill into the library site?

How many cars will be turning right into the library per hour?

How often does it expect backups into the CT/ McKinley intersection?

How often does it expect westbound cars on McKinley not to be able to clear the intersection due to people waiting to turn into the parking?

How will cars exiting parking be aware of pedestrians on the sidewalk and vice-versa?

If children or elderly need to be dropped off or picked up, where would that happen?

Who will be responsible for shoveling the walkways?

Where will dumpsters for the apartments be located? How often will trash be removed? Where will the trucks be driving? Will the trash be removed by commercial trucks, DPW, or both?

How will the feeder streets to Connecticut Avenue be affected by trash removal?

Where will Doordash/ Amazon/USPS park to dropoff? How will Doordash/ Amazon etc deliveries to Common Core residents affect parking and access to the library and community center?

IV. Parking

To confirm, parking will be free for DCPL/ DPR users, yes?

How will apartment owners be prevented from taking a public space?

Will apt residents be able to get RPPs for Zone 3? How many blocks would their cars take up if each unit has 1 car and residents use private parking first?

How will parking for the building be monitored and secured?

V. Green Space

Given the amount of sunlight expected in the various locations, what plants and trees have you found that will grow in those conditions? What size will a peaceful garden space be?

Who will be responsible for maintaining the plantings?

VI. Retail

Given that we have shuttered retail space already on CT Ave, how has the city verified that privately owned Connecticut Avenue retail space will be able to compete after up-zoning with this public retail space ?

What is the legal permission (statutory authority) for allowing public land to be used for retail?

What has the City determined as far as the impact of years of construction (diverted traffic, noise, limited parking) be on existing CT Ave retail in proximity to the site?

How do existing businesses see this? Are they concerned about driving away customers due to parking concerns? / excited about additional customers? / concerned about impact of construction on their businesses?

VII. Housing

Why are there so few 3BR and 2 BR apartments?

To allow families, could one 2-BR substitute for 3 studios?

To allow families, could 1 3-BR substitute for 2 1-BRs?

What are the financials? Would it be possible to make this project feasible with fewer units, if converted to workforce housing?

What drove the change to 70% market rate from the initial bid to the one released in January?

What social/ financial planning services will be provided to residents, if any?

Is there any restriction on using the affordable housing for voucher housing?

Is there any restriction on using the market rate housing for voucher housing?

Where will the affordable units be located? Will they be sprinkled throughout the building or clustered?

Will affordable units have identical amenities to market-rate housing?

Will there be any restrictions on Airbnb/ VRBOing?

VIII. Impact on Schools

Where will students be assigned to elementary school, given that windowless basement classrooms with no windows for fire egress, as well as lack of preK-4 slots for student without siblings currently indicate overcrowding at Lafayette?

Where will students go to MS and HS?

With future upzoning planned for CT, will students be sent to already maxxed out schools, which have already had multiple additions?

IX. Safety and Welfare

How will the distinction between public and private areas be defined, monitored and secured?

Has thought been given to the possibility that overhangs might attract people to shelter under them, rather than going to a designated homeless shelter for services?

What kind of soundproofing will units have to avoid complaints about pre-existing pickleball?

X. Library

Will the library, given the loss of 500 sqft. from what we currently have, be large enough to meet current and future projected needs?

*If the library faces Northampton and an inner courtyard, what will the views be of the outside?
Northampton faces the Wells Fargo parking lot - not ideal.*

How will the library ensure library spaces do not compromise apartments and vice-versa? How will noise from above not transfer to the library?

What portion of public space will be underground?

XI. Community Center

The new facility is significantly smaller. Will we have a full gym?

How can we fit all of the following into a smaller facility? fitness rooms, ballet/yoga, fencing, woodworking, lounge, office, arts and crafts, preK COOP room, auditorium?

DPR has scaled back programming recently at CCCC- is that their plan?

How many people can use the facility at one time?

Can voting happen here? Where? What will need to be closed?

What portion/ features of the Community Center will be underground?