

Based on a presentation by OP at a March 27, 2024 special meeting of ANC 3/4G.

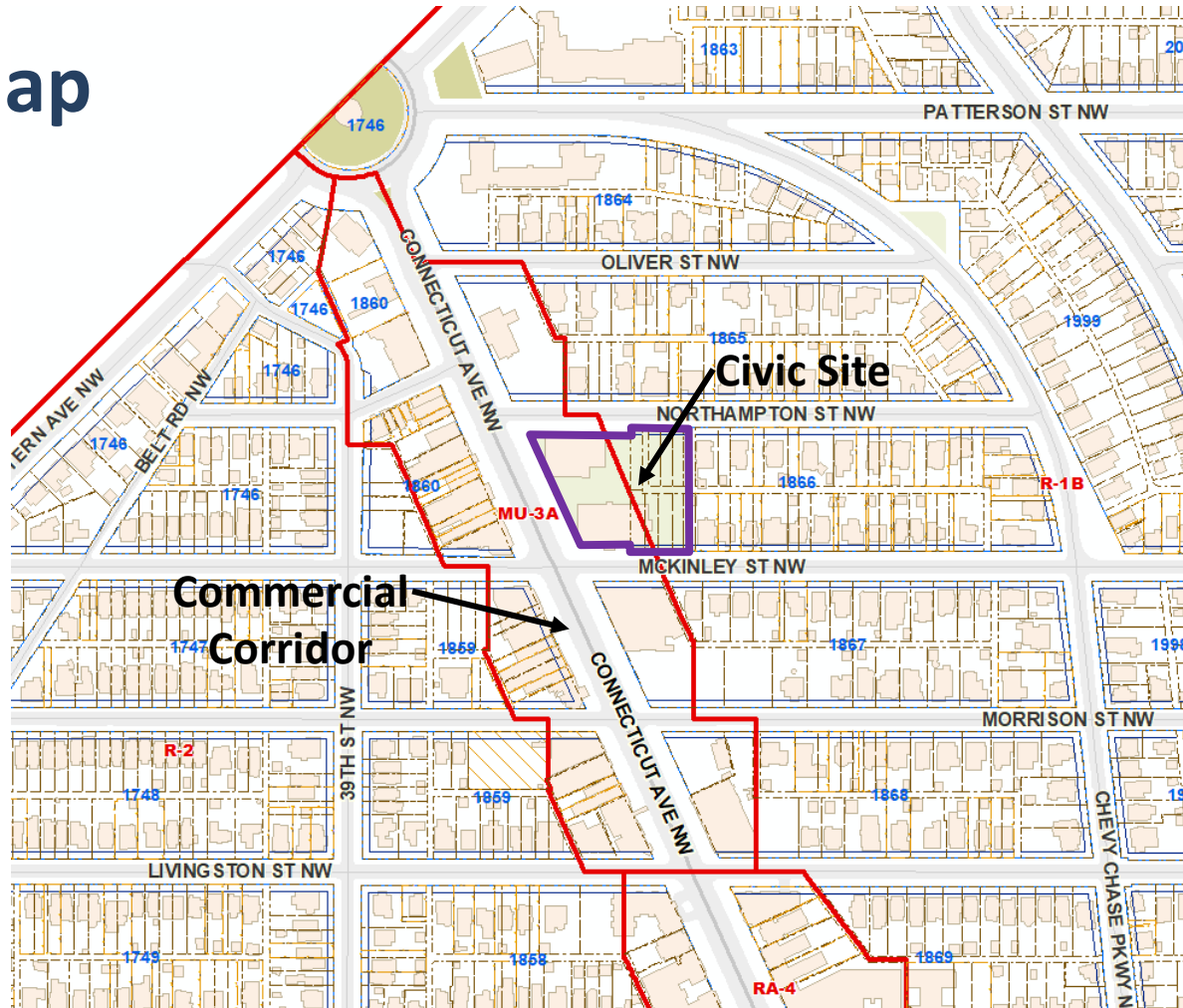
Updated by OP to address some questions raised at the meeting, and to add information discussed at the meeting but not included as part of the original slides.

The District of Columbia
Office of Planning

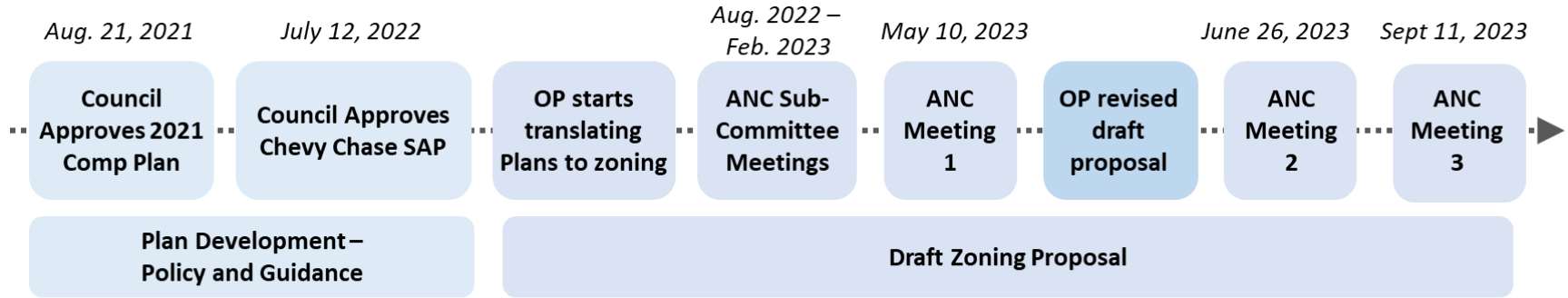


CHEVY CHASE ZONING ANC 3/4G Community Meeting Presentation

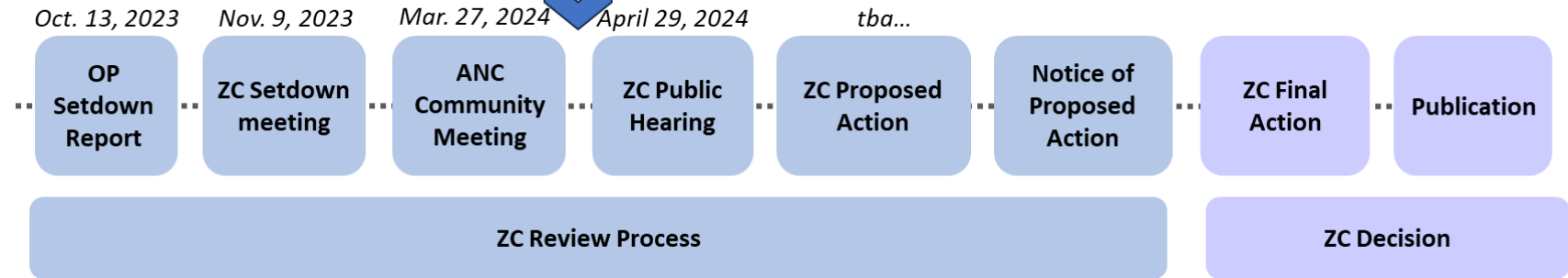
Site Map



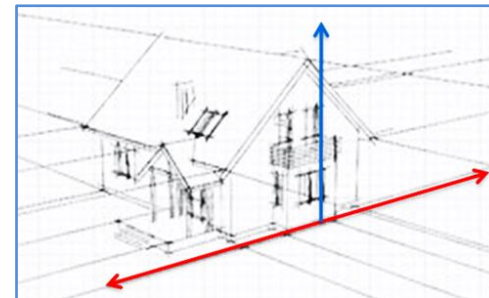
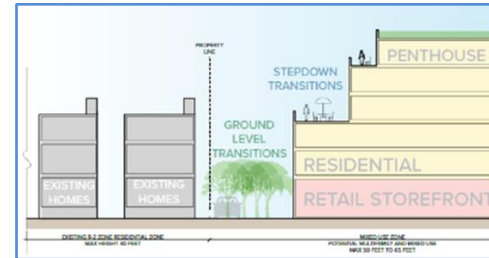
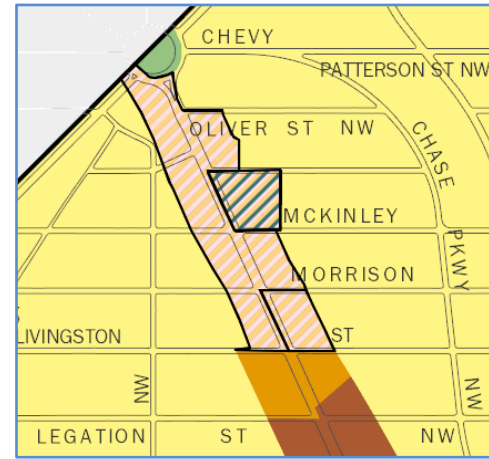
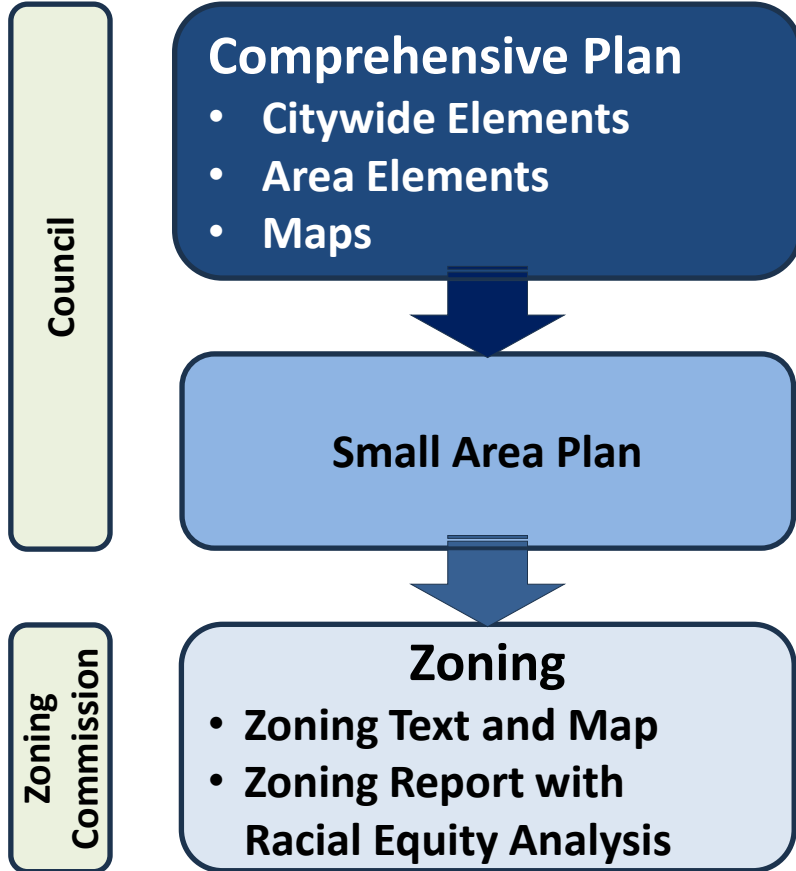
Zoning Process to Date (updated)



We Are Now Here



Planning to Zoning

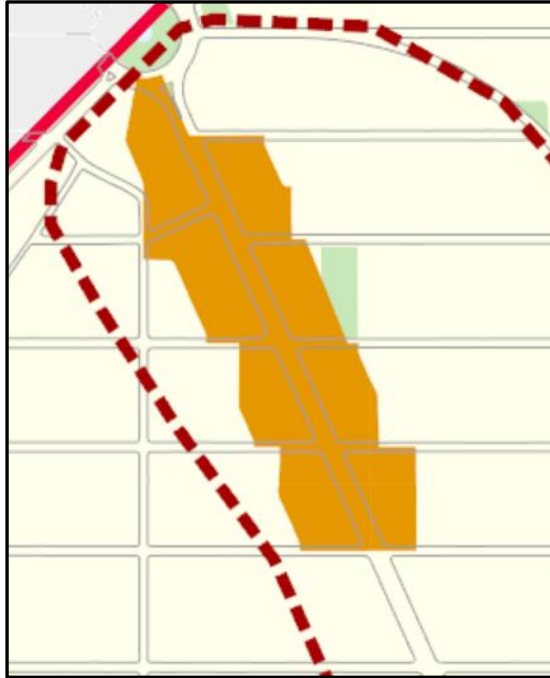


This proposal is intended to implement the policy direction of the 2021 Comprehensive Plan, and the guidance from the 2022 Small Area Plan.



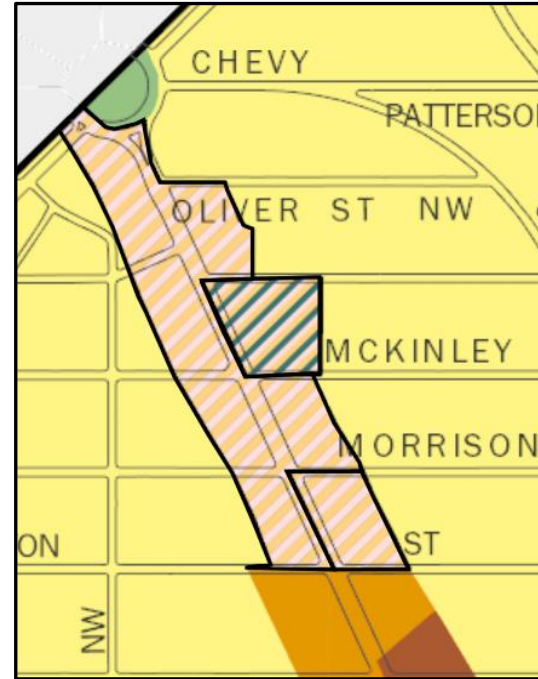
2021 Comprehensive Plan Maps

Generalized Policy Map



Main Street Mixed Use Corridor;
Future Planning Analysis Area (*the red dotted line*) – completed through the Chevy Chase Small Area Plan

Future Land Use Map



Mixed Use – Moderate Density Residential /
Low Density Commercial plus
Local Public Facilities on the Civic Site

Other Policy Documents

ROCK CREEK WEST ROADMAP

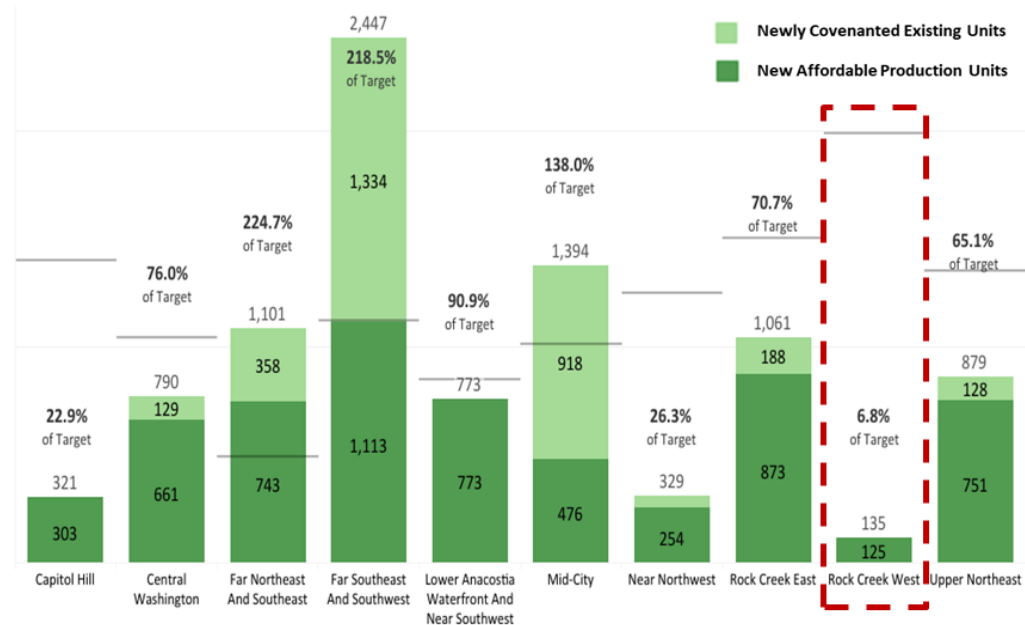
- Increase production of housing and affordable housing, supported by vibrant public spaces, retail and other amenities
- Leverage underutilized District parcels to produce new affordable housing

HOUSING EQUITY REPORT

- More equitable distribution of affordable housing throughout DC
- Encourage new housing through dispositions and land partnerships

DC COMEBACK PLAN

- Reduce zoning barriers to provide new affordable housing, including in Chevy Chase

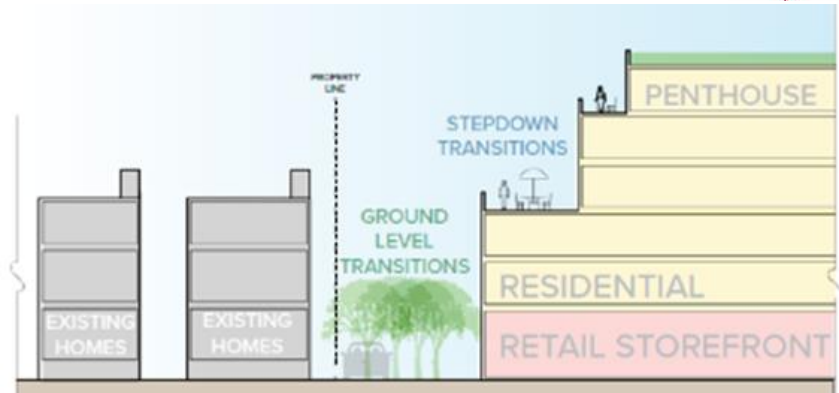


New Affordable Housing Since 2019 by Planning Area
[DMPED 36,000 by 2025 Dashboard](#)



Chevy Chase Small Area Plan

- Initiated March, 2021 and approved by Council on July 12, 2022
- New housing opportunities, including on the civic site
- Guidelines for new buildings, to be incorporated into zoning
- Guidelines for public space, which generally cannot be incorporated into zoning, *but would be implemented through Public Space Committee review (DDOT)*




Chevy Chase Small Area Plan Images, p.55.



OP Setdown Report

[OP Setdown Report](#) filed October 13, 2023

The OP Report includes:

- Description of the area and proposal
- Comprehensive Plan Maps & Policies
- Racial Equity Lens analysis 
- Chevy Chase Small Area Plan guidelines
- Other city policy documents
- Draft zoning text amendments
- Draft zoning map amendments

- *Chevy Chase History*
- *Comprehensive Plan Guidance*
- *Community Outreach / Engagement*
- *Data for District and RCW Planning Area; disaggregated by race/ethnicity*
- *Zoning Commission Evaluation Factors*



Proposed Zoning

- **Zoning Text Amendment and Zoning Map Amendment**
 - Must be not inconsistent with the Comp Plan maps and text.
 - Propose new Neighborhood Mixed Use (NMU) zones
- **Commercial Corridor:**
 - Rezone from MU-3A to NMU-4/CC-1 (based on MU-4 zone)
- **Civic Site:**
 - Rezone from MU-3A to NMU-4/CC-2 (based on MU-4 zone PUD)
- **Transition sites:**
 - Rezone from R-1B and R-2 to RF-1

Definitions:

MU-3 = Mixed Use low-density mixed-use zone allowing residential and various forms of non-residential uses, such as retail, office and restaurants.

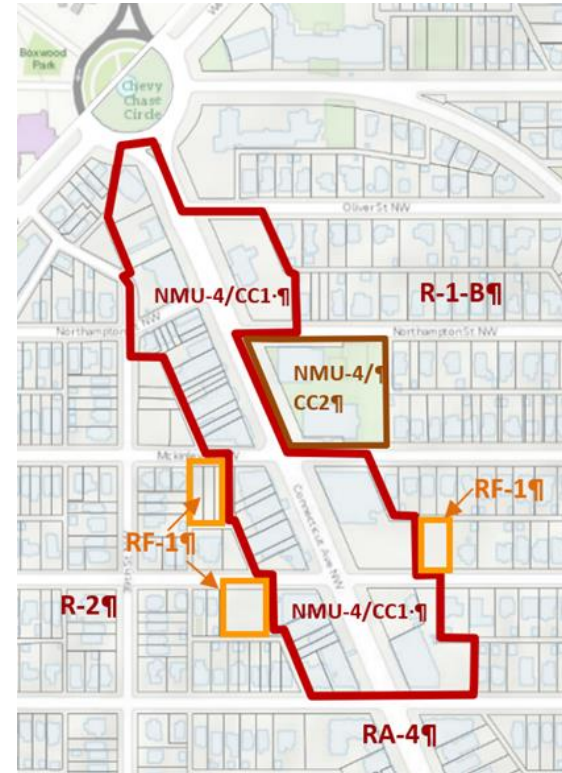
MU-4 = Mixed Use low to moderate-density mixed-use zone, allowing residential and various forms of non-residential uses, such as retail, office, and restaurants.

NMU Zoning = Neighborhood Mixed Use - based on MU zones but with additional area-specific requirements, typically from on an approved SAP. Connecticut Avenue in Cleveland Park and Woodley Park, and portions of Georgia Avenue, Eighth Street SE, and Takoma are examples of existing NMU zoning.

R-1B = low density single family residential, detached.

R-2 = low density single family residential, semi-detached.

RF-1 = low density single family or flat residential, rowhouse.





Changes to Proposed Zoning

Changes from the original proposal include:

NMU-4/CC1 zone (the corridor):

- Design guidelines to:
 - encourage existing façade retention
 - provide higher retail heights
 - limit glazing on upper floors
- Minimum building height requirement of 25 feet
- 15-foot side yard requirement where a commercial property abuts residential

NMU-4/CC2 zone (the Civic Site):

- Reduce building height (from 75 feet to 65 ft) and penthouse height (from 18.5 ft. to 15 ft.)
- Reduce FAR (from 4.2 to 3.6 IZ+)
- Reduce lot occupancy - non-residential from 100% to 60%; residential from 80% to 60%
- Rear yard and upper story rear step-backs - transitions
- 15-foot side yard requirement where a commercial property abuts residential



NMU-4/CC1 Commercial Corridor

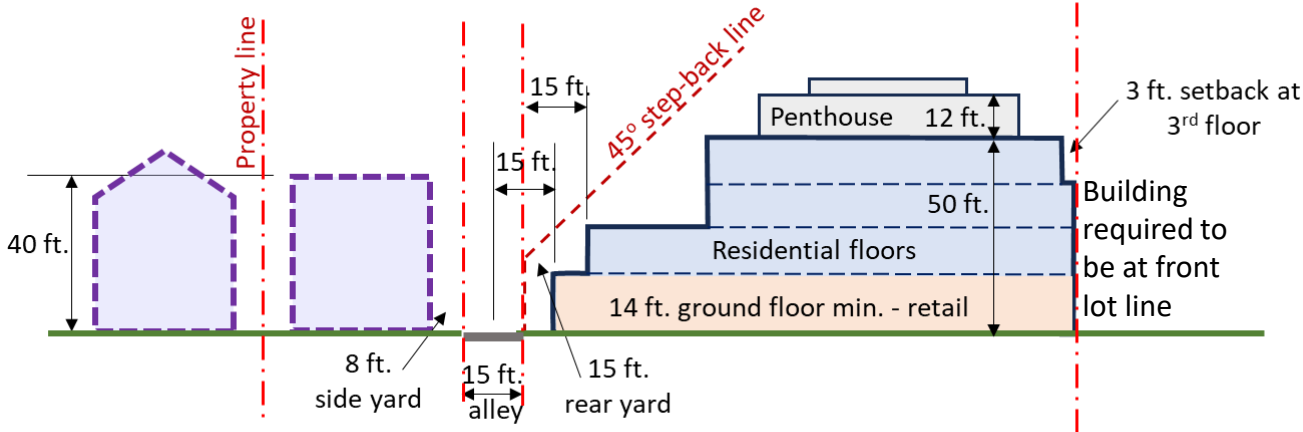
Capitol Hill



Shows MU-4 mixed use buildings; does not show the design provisions proposed for the NMU-4/CC1 zone



Images from the Chevy Chase SAP



Adjacent Residential lots

Commercial Site – NMU-4/CC-1

Approximately to scale

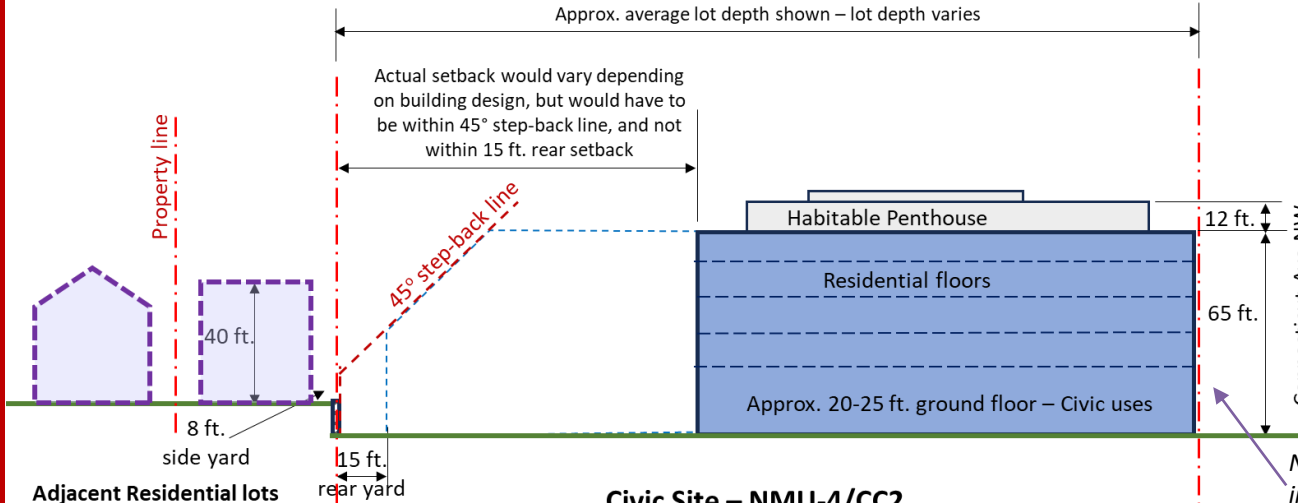
NMU-4/CC2 - Civic Site

Vancouver



Intended to show a mixed civic use (in this photo, a fire station) / residential building of approximately the height proposed for the Civic Site; does not show the design-related provisions proposed for the NMU-4/CC2 zone

Image from the CC SAP



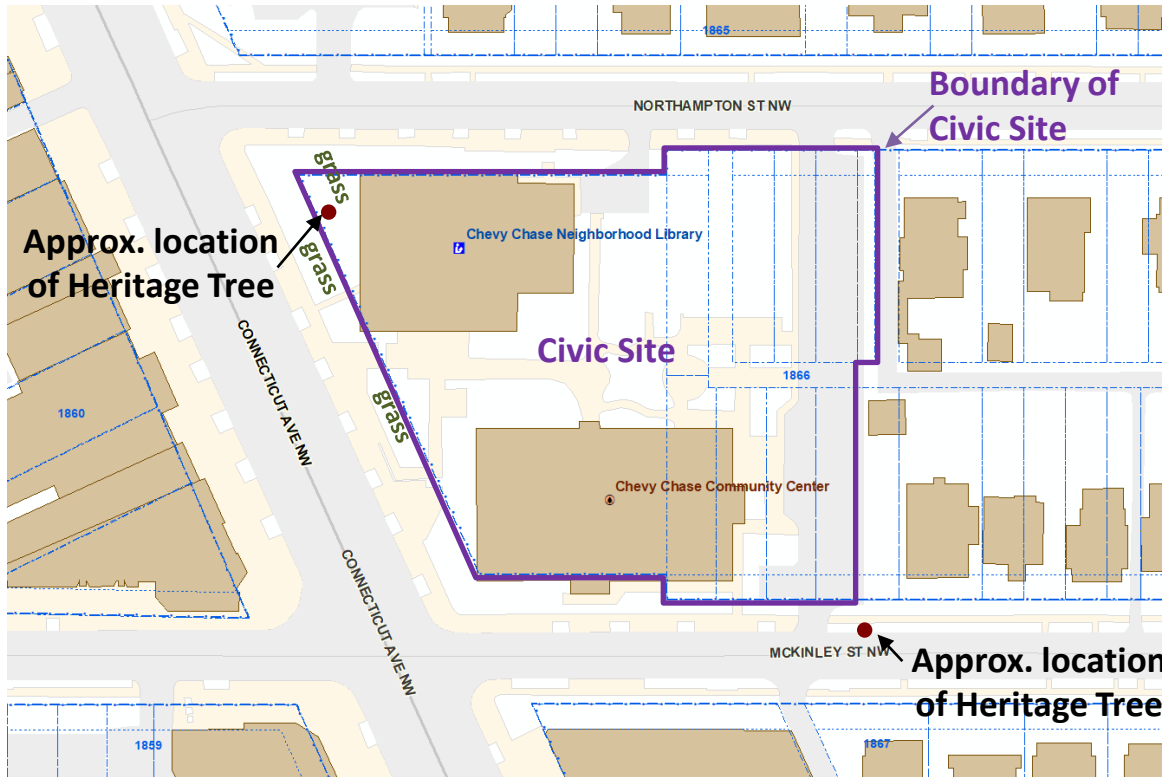
Note – this drawing originally incorrectly indicated that the building would need to be at the front lot line; the proposed regulations would not require that

Civic Site – NMU-4/CC2

- Generally reflects potential lot occupancy and FAR
- Does not reflect a specific development program
- Lot depth represents average lot depth for the site

Approximately to scale

Map of the Civic Site



This map was not presented at the community meeting but is provided in response to questions regarding the location of Heritage Trees and grassy areas at the front of the lot.

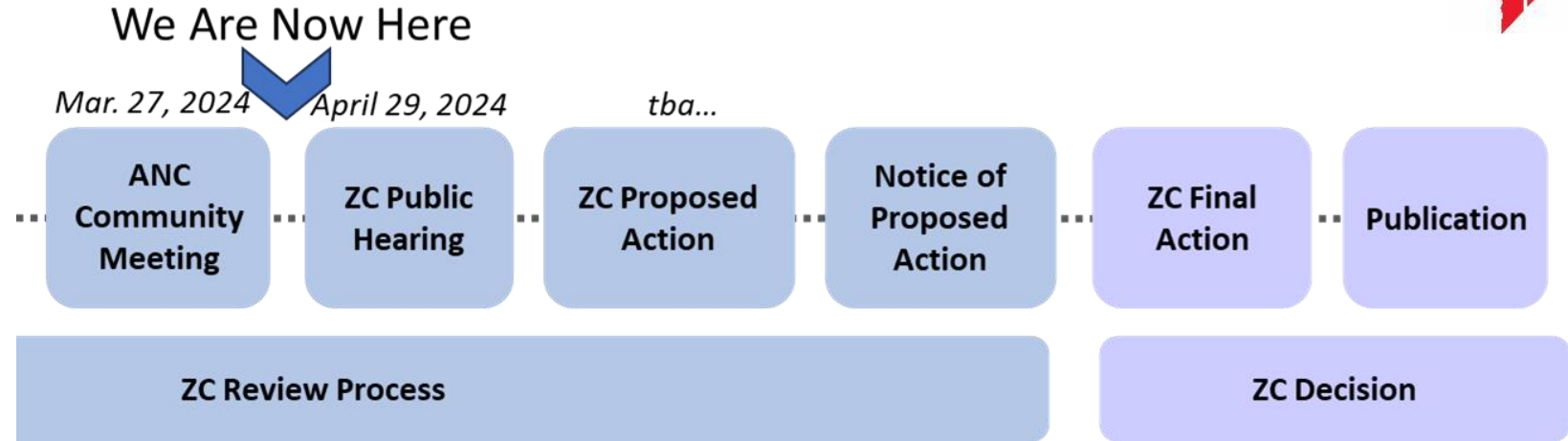
This map shows the boundary line of the Civic Site. Portion of green space along Connecticut Avenue and side streets are on public space – road right-of-way.

The approximate locations of the Heritage Trees are shown. Urban Forestry has estimated that, to protect the Heritage Trees, about 3,000 sq.ft. of the property may not be able to include vertical development – it would remain as open space.

Existing building footprints are also approximate only.



Next Steps



The next major step is the Zoning Commission Public Hearing, to be held April 29, 2024.

The official ZC record is open – you can submit comments in writing at www.dcoz.dc.gov.

You can also attend the virtual ZC Public Hearing to provide testimony in person.

NC 3/4G is also scheduling additional community meetings in advance of the ZC hearing.

Thank You



Additional Resource Links:

[OP Zoning Review for Chevy Chase](#)

[Chevy Chase Small Area Plan](#)

[2021 Comprehensive Plan](#)

[Housing Equity Report](#)

[Rock Creek West Roadmap](#)

 planning.dc.gov

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