



Chevy Chase Small Area Plan

Public Kick-Off Meeting – March 4, 2021

Introductions



Ward 3 Councilmember Mary Cheh
ANC 3/4G Commissioner Randy Speck
OP Director Andrew Trueblood

DC Office of Planning team – ChevyChasePlan@dc.gov

- Deputy Director Anita Cozart
- Associate Director Melissa Bird
- Neighborhood Planners Erkin Ozberk, Heba ElGawish, Ashley Stephens, Faith Broderick

Partner Agency Staff

- Jaspreet Pahwa, DCPL
- Brent Sisco, DPR
- Danilo Pelletiere, DHCD

Agenda



Introductions

Ground Rules / Logistics

Presentation

- What is a Small Area Plan
- Where we are Starting From
- A Focus on the Built Environment
- Where the Process is Going

Questions and Answers

- Type questions in the chat or call in at 855-925-2801 (enter pin: 9802, push star, then 3).

Agency Mission



The DC Office of Planning (OP) plans for our residents through the lens of our **neighborhoods** and ensures the **long-term growth** of the District of Columbia advances our values of an **inclusive** and **vibrant** city. We plan for a **positive future** in which all District residents can **thrive**, regardless of income, race, age, or background.

OP guides development in the District of Columbia's distinctive neighborhoods by **engaging** stakeholders and residents, performing research and analysis, and publishing planning documents, including the **Comprehensive Plan**.

WHAT IS A SMALL AREA PLAN?



What's a SAP?



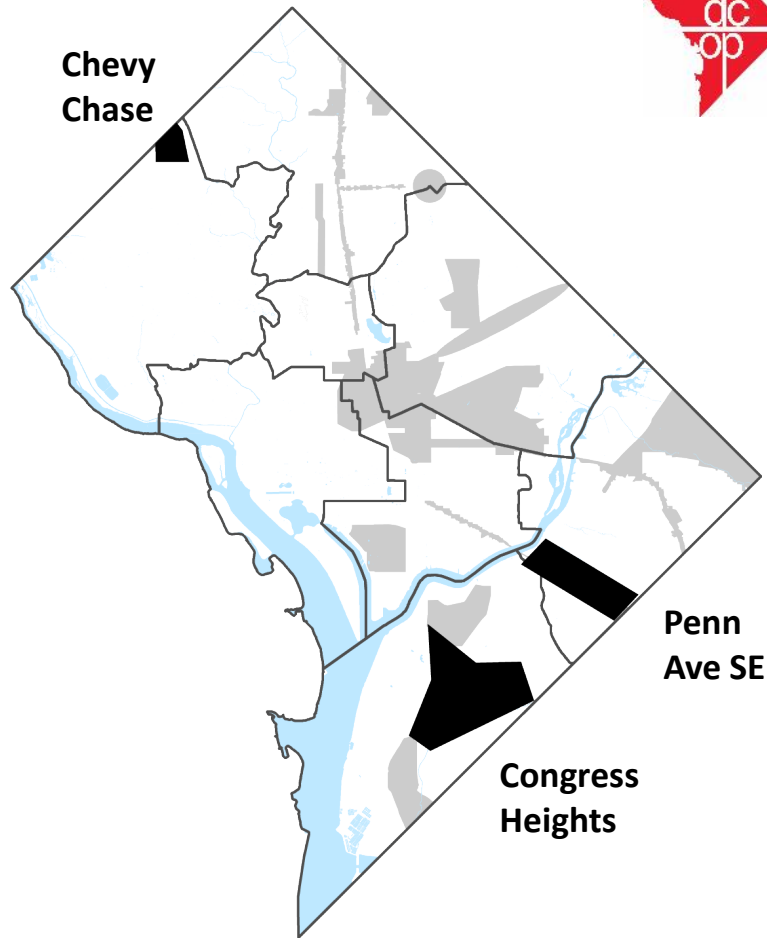
- Small Area Plans **supplement the Comprehensive Plan** by providing detailed direction for the development of city blocks, corridors, and neighborhoods
- Allow residents to develop **strategic priorities** that will shape future development in their neighborhoods
- **Identify gaps and opportunities** in city services and resources deployed at the neighborhood level
- Shape critical capital **budget decisions** and agency investment priorities
- Are **approved** by the Council as legislation

Where are SAPs?



OP has completed several Small Area Plans (grey areas) over the years, along corridors, at metro station areas, and in neighborhoods.

This year, OP is undertaking three SAPs (black areas), in Chevy Chase, Congress Heights, and Pennsylvania Avenue SE.



What's in a SAP?



SAPs are typically structured into five components:

- Existing Conditions Analysis
- Vision
- Goals
- Recommendations
- Implementation Strategy

How is a SAP used?



- **Community Organizations:** to implement community-led recommendations in the plan, to evaluate development proposals, and to advocate for implementation actions by other DC Agencies.
- **Property Owners & Developers:** to understand community development priorities in order to create more compatible projects that meet existing needs.
- **Zoning Commission:** to evaluate development proposals that require discretionary approval.
- **DC Agencies:** to plan capital improvements, public investments, and programming.

Small Area Plans and the Comprehensive Plan



Small Area Plans **supplement the Comprehensive Plan** by providing detailed direction for the development of city blocks, corridors, and neighborhoods.

The Comprehensive Plan recommends where Small Area Plans should occur, and Small Area Plan recommendations are incorporated into future Comprehensive Plan amendments and rewrites.

WHERE WE ARE STARTING FROM



Mayoral Housing Priorities



**36,000 new housing units and
12,000 affordable units by 2025**

“A fair shot to live and thrive in DC also means that we are big in our thinking about creating and preserving more affordable housing.”

– Mayor Muriel Bowser, Second Inaugural Address,
January 2019

Mayor's Order – May 2019

Increase & accelerate production and
preservation

Prioritize housing equity and opportunity

Strengthen Homeward DC

Create homeownership opportunities

Enhance the resident housing experience

Connect to regional & federal initiatives

Read more at <https://housing.dc.gov>



Allowing More Homes for More Households

Underscoring the Mayor's Housing Goals, the current land use pattern in Chevy Chase forecasts 0% growth in new households through 2045, compared to 18% growth in the Rock Creek West Planning Area and 29% growth across DC. The 2020 Comprehensive Plan update proposal encourages mixed-use development along Connecticut Avenue to allow opportunities for new housing and households in Chevy Chase.



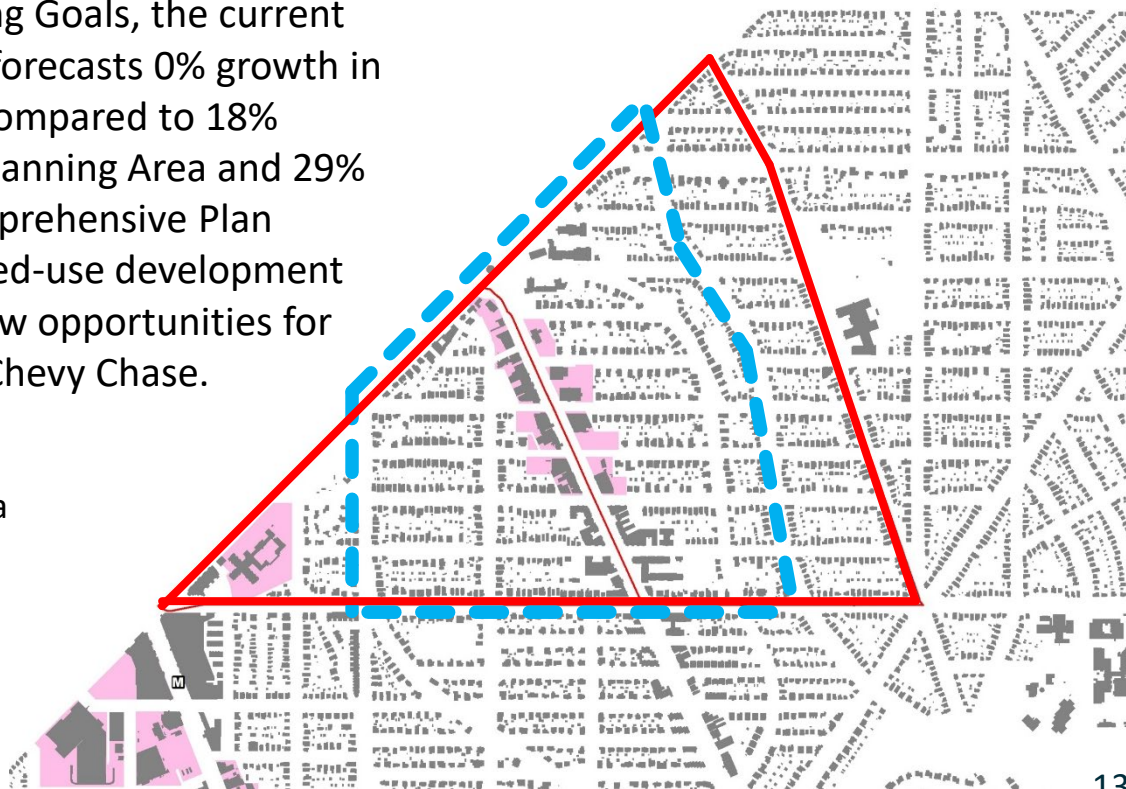
Chevy Chase SAP focus area



Chevy Chase forecast area



Land use change areas in
2020 proposed Comp Plan

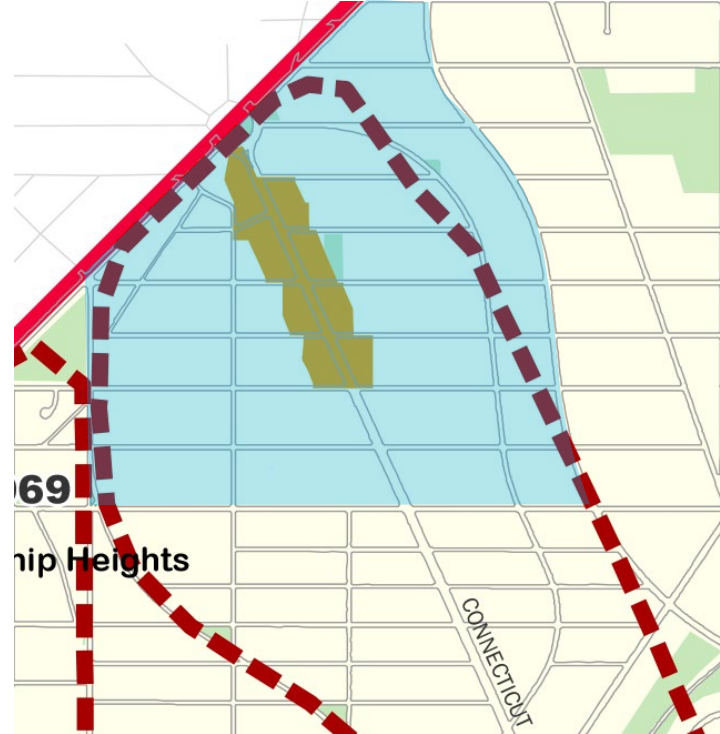


Proposed Comprehensive Plan Amendment



In the Mayor's proposed update to the Comprehensive Plan, Connecticut Avenue is identified as a Future Planning Analysis Area (dashed burgundy outline), and the blocks from Livingston Street to Western Avenue were identified for minor land use changes (dark orange). The Chevy Chase SAP area covers the portion of the Future Planning Analysis Area from Military north to Western Avenue (tinted blue)

Follow the Comp Plan amendment process at plandc.dc.gov.



ANC 3/4G Task Force Report



During public review of the Comprehensive Plan amendment proposal, ANC 3/4G's Comp Plan Task Force developed a report identifying this land use change area for a Small Area Plan.

Funding was allocated in the FY21 budget for the Chevy Chase Small Area Plan.



ANC
3/4G

Comprehensive Plan Task Force
Report and Recommendations
January 23, 2020

A report of the ANC 3/4G Task Force convened to study proposed changes to the DC Comprehensive Plan. Through research, analysis, public meetings, outreach, and a robust community survey, the Task Force developed both a vision for Chevy Chase DC and recommendations for the proposed Plan and accompanying Maps, including:

1. Designate Connecticut Avenue as the Chevy Chase Gateway;
2. Create a Small Area Plan for the Chevy Chase Gateway;
3. Protect, maintain, and improve the livability and vibrancy of the neighborhood;
4. Encourage creative affordable housing solutions in Chevy Chase DC;
5. Specify plans for school facilities that can support the projected population growth.

The Task Force requests that the ANC adopt this Report and recommendations.

Other Ongoing District Efforts



Meanwhile, other important activities are occurring in the area, including the renovation of the Chevy Chase Community Center and Library, formation of the Chevy Chase Main Street, and Connecticut Avenue Reversible Lane Study.

The SAP process will coordinate across these complementary efforts contributing to the future development of Chevy Chase.

CHEVY CHASE COMMUNITY CENTER | DRAFT CONCEPT REPORT
20 December 2019



Prepared For:



Neighborhood Priorities



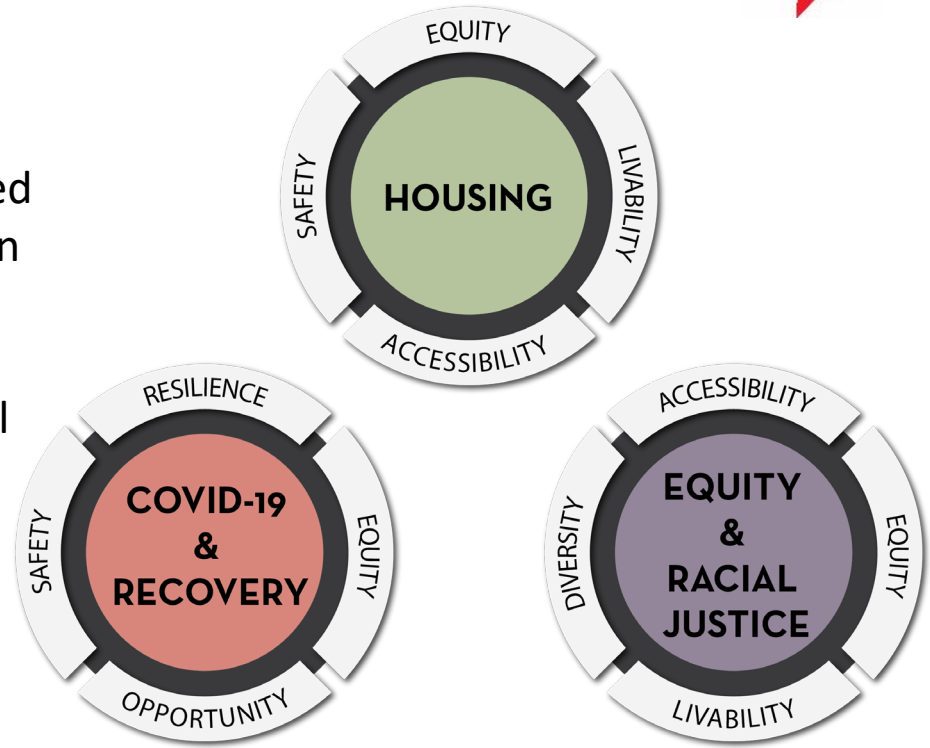
Conversations are happening in the Chevy Chase community (ANC, Historic Chevy Chase DC) today exploring themes of historic segregation and racial justice in the neighborhood, centered around the (re)naming of public spaces, increasing housing and affordable housing, and working to make Chevy Chase a welcoming place for all.



Approach



The Chevy Chase SAP is intended to be a **guiding vision for inclusive growth** rooted in a people-centered planning and design approach that aligns with citywide priorities of housing production, economic recovery, and equity and racial justice.



Understanding Equity



The Comp Plan states that, “equity exists where all people share equal rights, access, choice, opportunities and outcomes, regardless of characteristics such as race, class, or gender.”

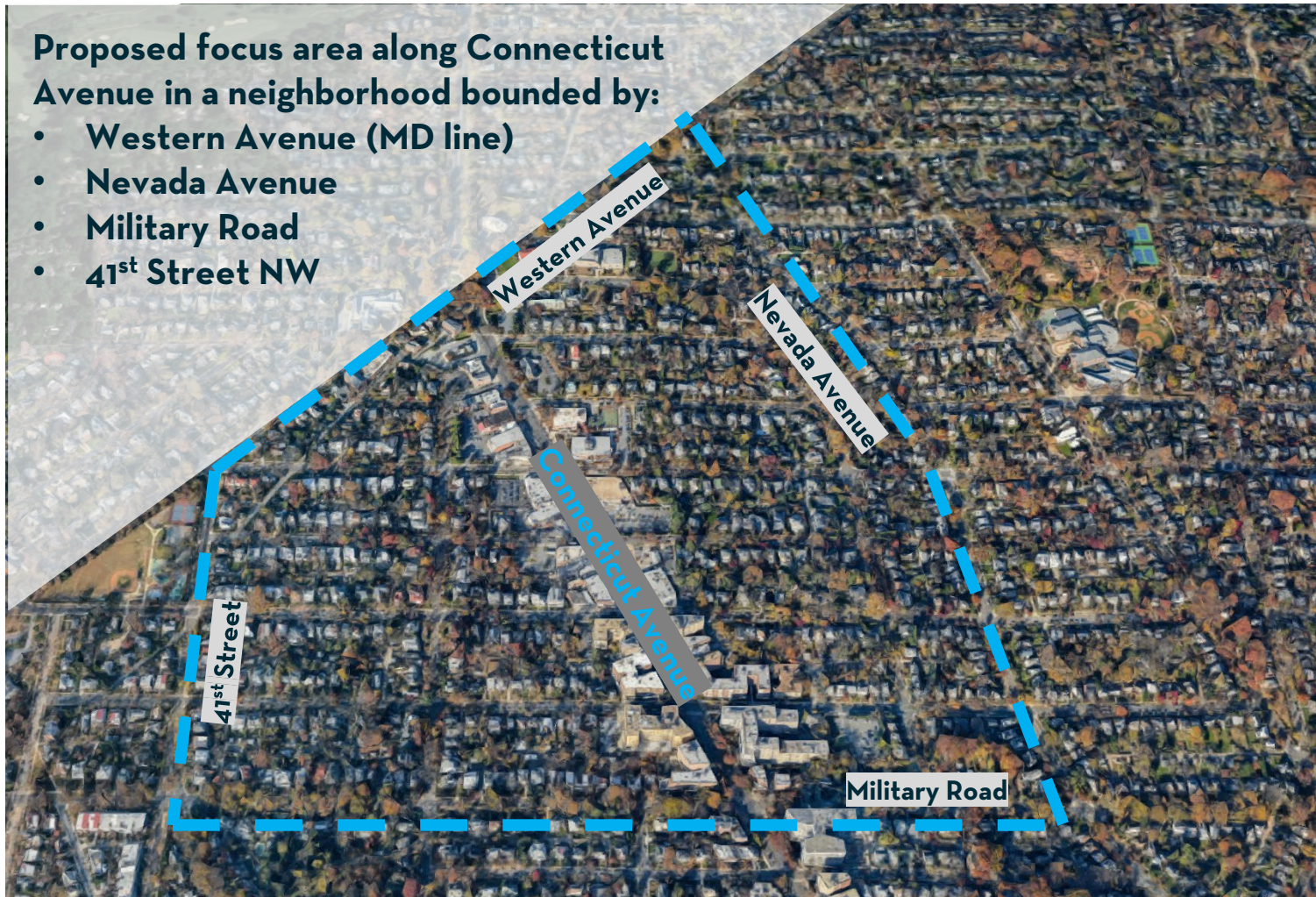
A key question driving a people-centered planning approach is: How has the neighborhood changed, how will it continue to change, and for whom?



**What does Equity mean to you?
Share your thoughts in the chat!**

Proposed focus area along Connecticut Avenue in a neighborhood bounded by:

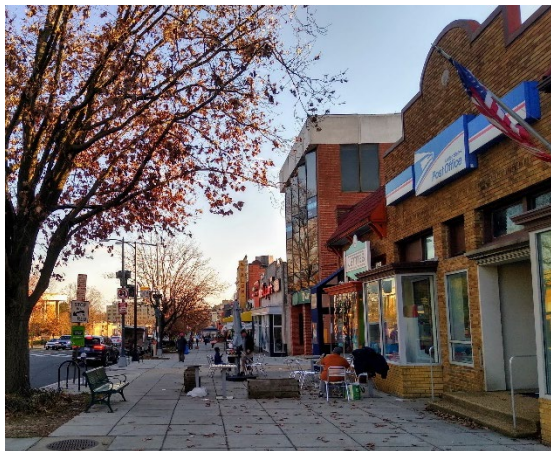
- Western Avenue (MD line)
- Nevada Avenue
- Military Road
- 41st Street NW



A FOCUS ON THE BUILT ENVIRONMENT



Mixed-use & Vibrant Connecticut Avenue



New Civic Center



Exploring "Gentle Density"



Opportunities for a Range of Household Sizes & Incomes



Multimodal Future



Commemoration & Identity

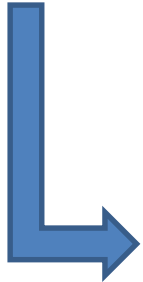


WHERE WE ARE GOING



Process And Engagement

SAP Phases of Engagement



- Dedicated engagement site: publicinput.com/ChevyChase
- Identify and reach out to stakeholders
- Form and convene Interagency Working Group
- Form and convene Community Advisory Committee
- Develop Existing Conditions Analysis

Who We're Engaging and Hearing From



The project team has had 19 virtual discussions with local organizations, individuals, and commercial property owners, presented at ANC 3/4G (Oct 13) and Historic Chevy Chase DC (Dec 7), and exchanged several emails with community members.

Since the engagement website launched in October, we've had **400+** people subscribe and received **300+** comments.

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
4,252	378	1,195	359	436

Helpful Feedback So Far – Keep it Coming!



Communication methods

Vibrant Streetscape

Housing Affordability

Who to reach out to

Urban Design Guidelines

Co-location

Small Businesses

Accessibility

Other? Share your thoughts in the chat!

Role of Community Advisory Committee



- Provide input and insight about issues and opportunities within the community throughout the key milestones of the planning process.
- Distribute information about the planning process to neighbors and community networks
- Advise the District government and make recommendations regarding plan content, including vision, goals, and recommendations

Community Advisory Committee Members



Anthony Catalino, Office of Ward 3 Councilmember Mary Cheh

Commissioner Connie Chang, ANC 3/4G SMD05

Commissioner Peter Gosselin, ANC 3/4G SMD06

Kirsty Little, Ch/Art

Robert Gordon, Chevy Chase Citizens Association

Jerry Malitz, Chevy Chase Main Street Strategic Council

Aakash Thakkar, Chevy Chase resident

Peter Lynch, Chevy Chase resident

Nancy Slade, Friends of Chevy Chase Circle

Carl Lankowski, Historic Chevy Chase DC

Jessica Berenson, Northwest Neighbors Village

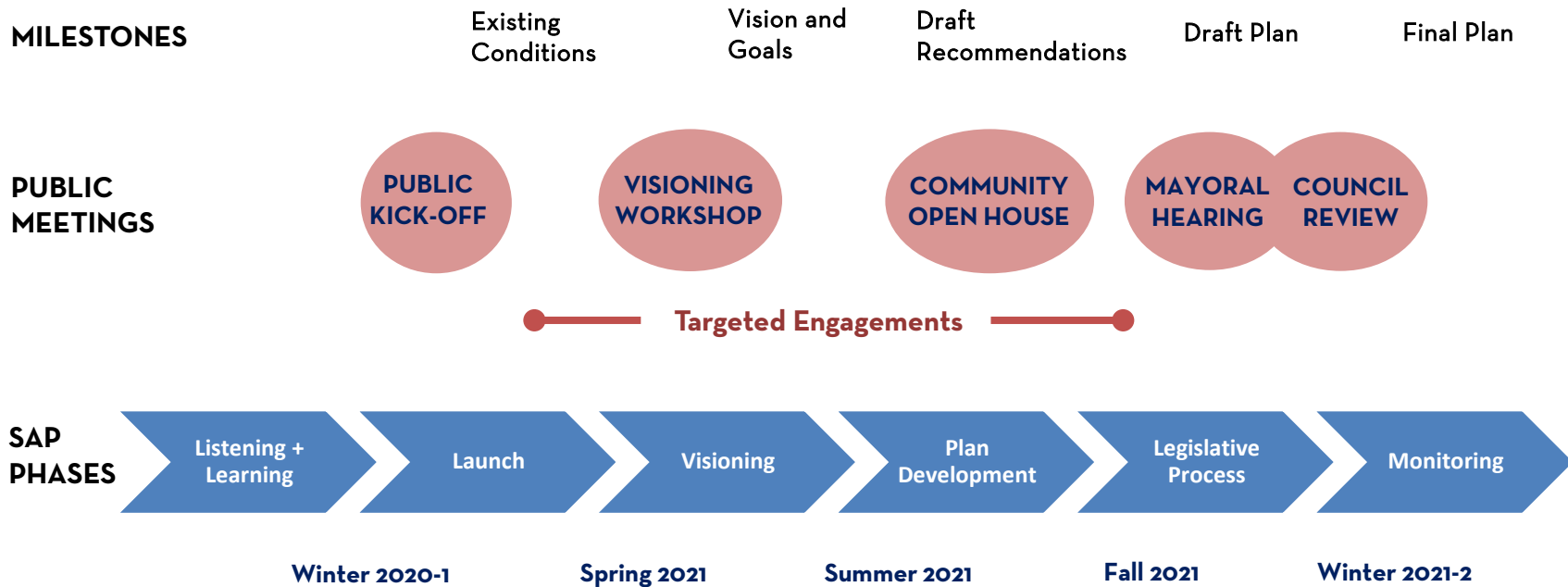
Karin Perkins, Ward 3 Ednet

Sara Swetzoff, Ward 3 Mutual Aid Network

Ellen McCarthy, Ward 3 Vision

Jamie Butler, Washington Interfaith Network

Schedule



What's on the Horizon



March:

- Take our survey online (will be posted on the project webpage).
- Explore the Existing Conditions Analysis and attend virtual “office hours”.

April:

- Join the Vision Workshop later this spring.

Ways to Stay Engaged



- Visit the project website: publicinput.com/chevychase
 - Sign up for emails!
 - Email the project team. ChevyChasePlan@dc.gov
 - Call the project hotline. **1-855-925-2801 (pin: 9802)**
 - Connect with us on social media (Twitter/Facebook/IG).
 - Invite OP to present at your local meetings/events.
 - Put up a project poster in your business or apartment building.
-
- Take our survey online.
 - Attend virtual “office hours”. (Dates and times to be posted on project website)
 - Join OP-led public meetings (and watch recordings).
 - Find us out in the community.

 @OPinDC

 @OP_inDC

Questions for the Team?



Type in a question using the **Chat**.

Call in at **1-855-925-2801**

(enter meeting code: **9802**, push **star**, then push **3**)

Text **E080** to **855-449-1601**

Email us at ChevyChasePlan@dc.gov