

The Chevy Chase Small Area Plan

Planning Priorities

The Chevy Chase Small Area Plan (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.

The Chevy Chase SAP will realize **land use changes on Connecticut Avenue** proposed in the Comprehensive Plan with a focus on urban design and the built environment. Key priorities of the SAP include:



Increasing opportunities for a range of household sizes & incomes (eg. affordable housing).



A reimagined Chevy Chase Library and Community Center that can accommodate housing.



A thriving and sustainable Connecticut Avenue main street.



Neighborhood identity and commemorative works.



Supporting safe and comfortable neighborhood mobility.

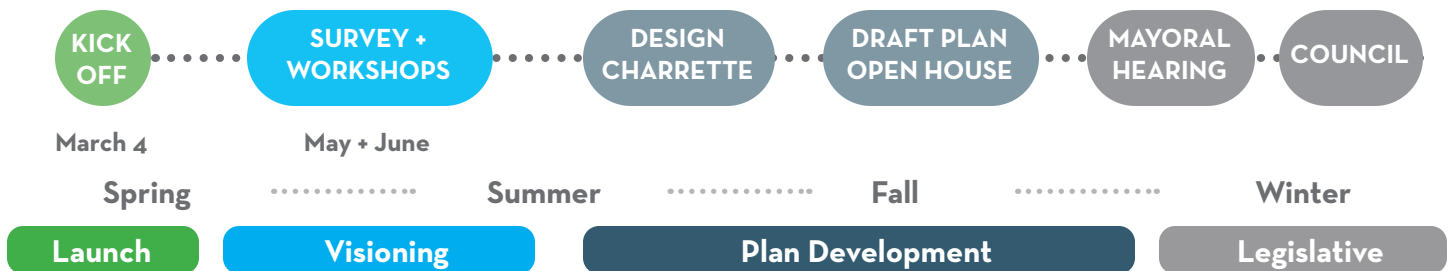


Understanding Equity

“Equity exists where all people share equal rights, access, choice, opportunities and outcomes, regardless of characteristics such as race, class, or gender.” - Framework Element of the DC Comprehensive Plan

Process and Timeline

The Chevy Chase Small Area Plan process runs through the 2021 calendar year. Each of the four phases of the planning process is centered on community engagement and participation, starting with the virtual Kick-Off meeting on March 4. Visit the project website to watch past meetings and register for future events: publicinput.com/ChevyChase.



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What are the land use changes proposed for Chevy Chase?

In Chevy Chase, the Comprehensive Plan proposes **Moderate Density Residential** land use in addition to the existing Low Density Commercial along Connecticut Avenue (in blue). The Chevy Chase Small Area Plan (SAP) will explore how new buildings could look and function, to support the commercial district and provide new housing options including affordable housing, subject to future zoning changes that allow for moderate density mixed-use.

The Chevy Chase SAP boundary covers the two-blocks around the proposed land use change area, west to 41st Street, NW, south to Military Road, NW, and east to Nevada Avenue, NW. This area includes side streets with low density residential (semi-detached, detached homes) and Connecticut Avenue's medium density residential (apartments and condominium homes). No land uses changes are proposed for these areas in the Comprehensive Plan. Learn more about the SAP at publicinput.com/ChevyChase.



Low Density Residential
(detached and semi-detached homes on side streets)

Low / Moderate Density Mixed Use (commercial area on Connecticut Ave north of Livingston St)

Medium Density Residential
(apartment and condominium homes on Connecticut Ave south of Livingston St)

