



Chevy Chase Small Area Plan

Visioning Workshops– June 5, 8, 9, and 10, 2021

Program



Introductions

Presentation

- Small Area Plan Background and Focus
- Explanation of Today's Workshop Activity

Small Group “Break-Out Rooms”

Large Group Report-Out

Next Steps in the Small Area Planning Process

Introductions



Office of Planning (OP) Staff

- Erkin Ozberk
- Heba ElGawish
- Chris Shaheen
- Brandice Elliott
- Ryan Hand
- Josh Silver
- Kim Williams
- Steve Cochran
- Deborah Crain-Kemp
- Jordan Chafetz

LINK Strategic Partners

- Josh Lasky
- Molly Mitzner

Community Advisory Committee (CAC) Members

- Commissioner Connie Chang, ANC 3/4G SMD05
- Commissioner Peter Gosselin, ANC 3/4G SMD06
- Anthony Catalino, Office of Ward 3 Councilmember Mary Cheh
- Ellen McCarthy, Ward 3 Vision
- Robert Gordon, Chevy Chase Citizens Association
- Jerry Malitz, Chevy Chase Main Street Strategic Council
- Aakash Thakkar, Chevy Chase resident and Executive Vice President at EYA
- Steve Altman, Northwest Neighbors Village
- Carl Lankowski, Historic Chevy Chase DC
- Jamie Butler, WIN Ward 3 Congregations Affordable Housing Work Group



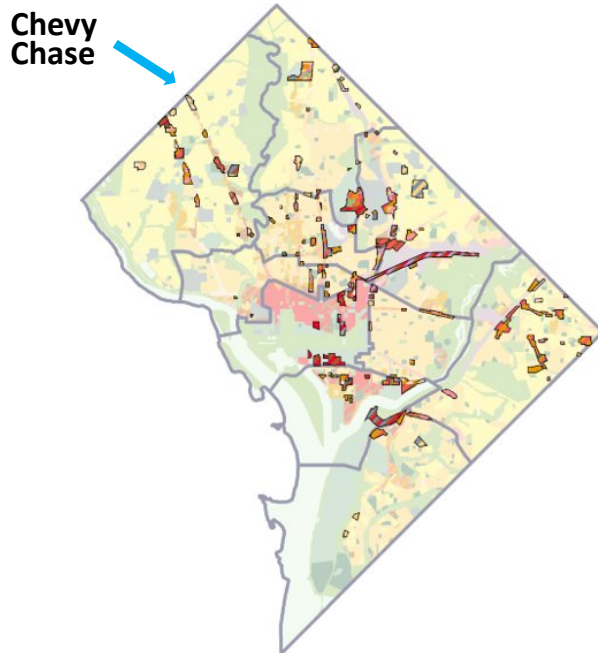
Agency Mission

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.

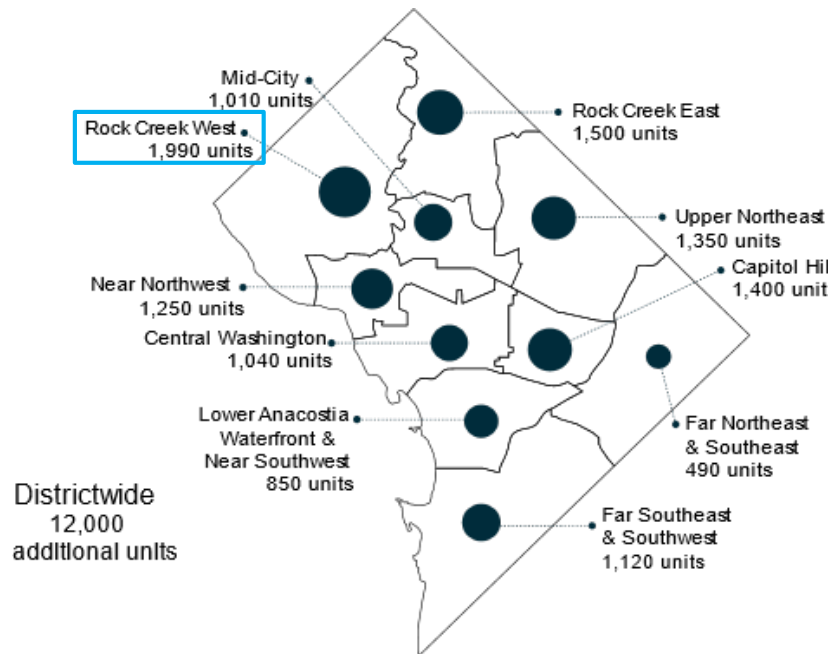
OP guides development in the District of Columbia's distinctive neighborhoods by **engaging** stakeholders and residents, performing research and analysis, and publishing planning documents, including the **Comprehensive Plan**.



The Comprehensive Plan amendment process proposed citywide land use changes to achieve policy priorities including meeting the Mayor's Housing Goals.



Proposed Future Land Use Change Areas in the Comprehensive Plan



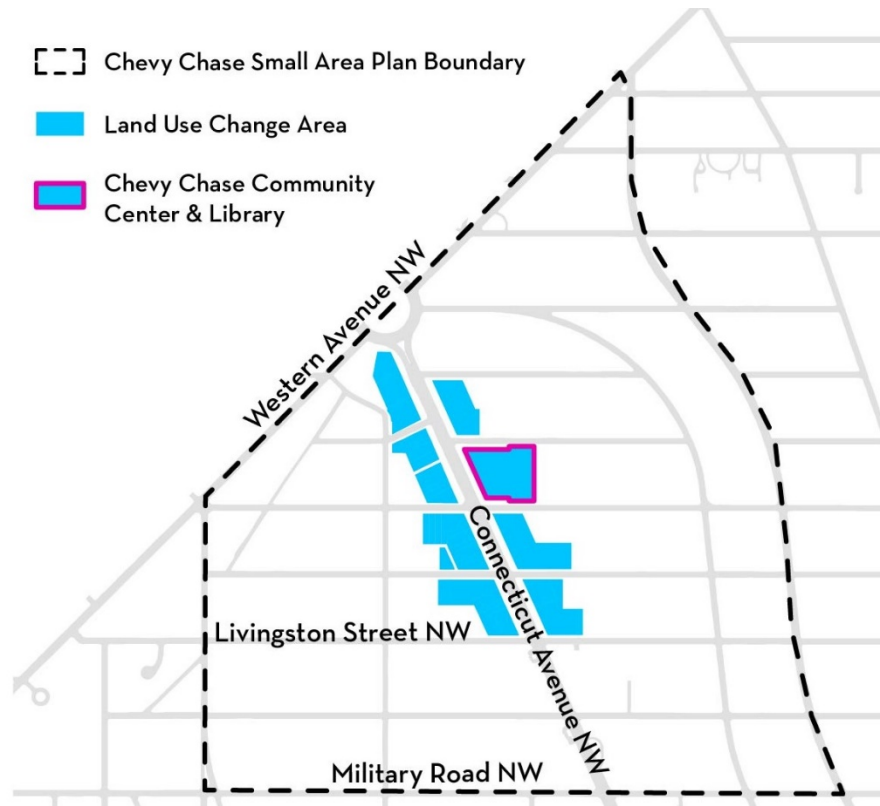
Goals for additional affordable housing by planning area in DC through 2025.



ANC 3/4G requested a Small Area Plan to help create a vision for land use changes focused on the Chevy Chase “Gateway” which was funded in the Council’s FY 21 budget.

The Small Area Plan boundary includes the two blocks around the land use change area on Connecticut Avenue (from Livingston Street north to Western Avenue) to consider transportation and other impacts.

The Small Area Plan considers ongoing projects like the future redevelopment of the **Chevy Chase Library and Community Center**, which could include housing, the **Connecticut Avenue Reversible Lane Study**, which could expand nearby mobility options, and formation of the **Chevy Chase Main Street**, to support local businesses.

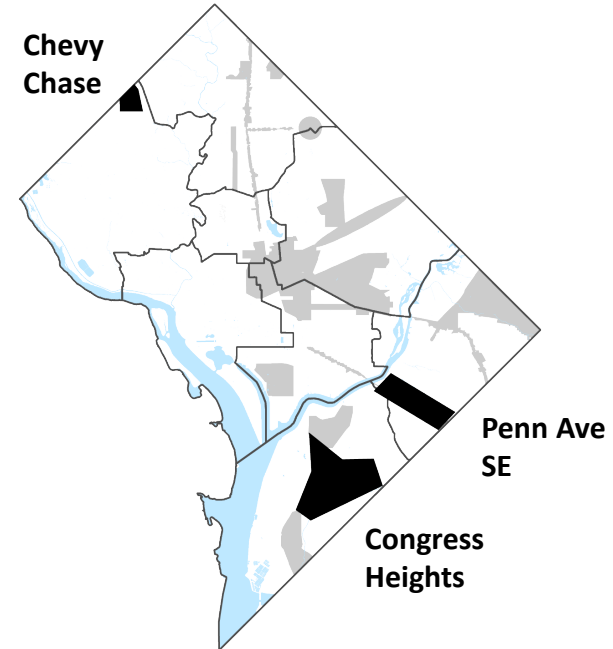


A Small Area Plan supplements the Comprehensive Plan, outlining recommendations for neighborhood growth and development and is approved by Council.



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 capital budget decisions and agency investment priorities.
- Are approved by the Council as legislation.



Three Small Area Plans are presently underway

The Chevy Chase Small Area Plan will be a guiding vision for inclusive growth with a focus on the built environment.



The Chevy Chase Small Area Plan will focus on five key areas that align with citywide priorities of housing production, economic recovery, and equity and racial justice.

OP is collaborating with partner agencies on the Small Area Plan to ensure recommendations are coordinated with planning for civic facilities, schools, transportation, and economic development.



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.

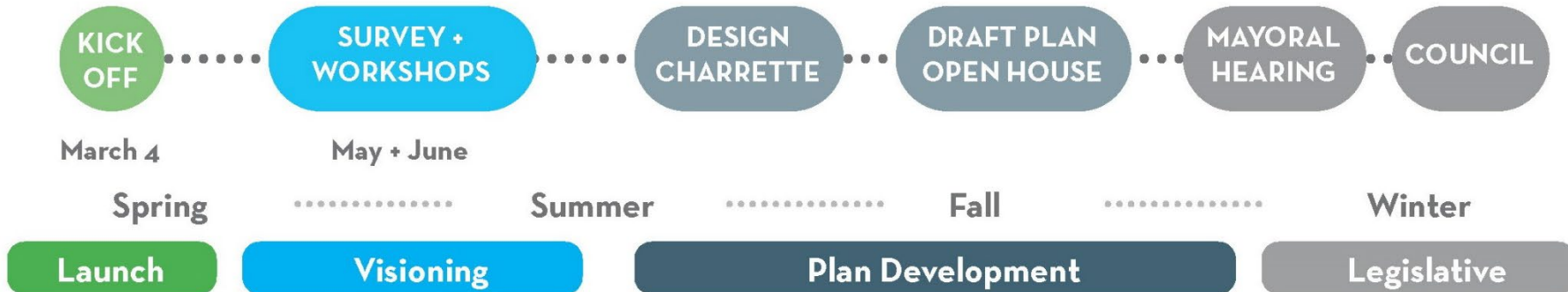


Supporting safe and comfortable neighborhood mobility.

The Chevy Chase Small Area Plan kicked-off publicly on March 4 and this first part of the planning is the Visioning Phase.



We are here!



The project team is hearing from people in Chevy Chase online and in person via an outreach strategy developed with the Community Advisory Committee (CAC).



Amplified by the 15-member CAC, the project team has interacted with hundreds of Chevy Chase residents, business owners, and service providers since March:

- Kick-Off Meeting
- Virtual Office Hours
- Two ANC Q+A sessions with OP Dir. Andrew Trueblood
- CAC partner events focusing on housing, neighborhood history and the planning process.
- Pop-up at Chevy Chase Farmer's Market
- Comments on the project website
- Emails and phone calls to the project team



Download PDFs and watch videos under “Past Events” on the project webpage: publicinput.com/chevychase

People are sharing their hopes and concerns for the future of Chevy Chase and engaging with OP about the planning process.



People value:

- a walkable neighborhood
- green and friendly residential streets
- diverse independent businesses
- a strong community spirit
- civic amenities and public spaces

People are concerned about:

- the future of the commercial district
- escalating housing costs
- overcrowding schools
- getting around in safe and convenient ways
- possible scale and design of new buildings

People are also suggesting ways the planning process can better connect to those who live, work, learn, and shop in Chevy Chase, while asking for clarity on process and focus of the plan.

The Chevy Chase Main Street commercial area is a collection of mostly independent businesses that are greatly valued by the local community.



The Chevy Chase Main Street features:

- About 65 businesses.
- Retail vacancy rates are around 2%.
- Historically landmarked Avalon Theatre and Chevy Chase Arcade.
- 30 public benches with commemorative plaques.
- About 400 surface parking spaces and 80 on-street parking spaces.





Chevy Chase is an attractive place to live but is increasingly out of reach for a growing range of household incomes.

Proportion of housing by type, land area, cost by tenure in the Chevy Chase SAP study area:

Land Use	Land Area	Housing Stock Proportion	Minimum MFI* for Average Unit	Tenure
single family homes	83%	35%	185%	ownership
multifamily homes	7%	65%	90%	ownership
			60-80%	rental
commercial district	10%	0%	n/a	n/a

← All older buildings subject to rent control.

No new apartments or condominiums have been built in recent decades. Many houses have been rebuilt larger or expanded with additions and accessory structures. No dedicated affordable housing exists.



*MFI means Median Family Income. The MFI for a household of 4 in the Washington Metropolitan Area, as published by the U.S. Department of Housing and Urban Development (HUD) on April 1, 2020, is \$126,000. See:

<https://dhcd.dc.gov/publication/2020-inclusionary-zoning-maximum-income-rent-and-purchase-price-schedule>

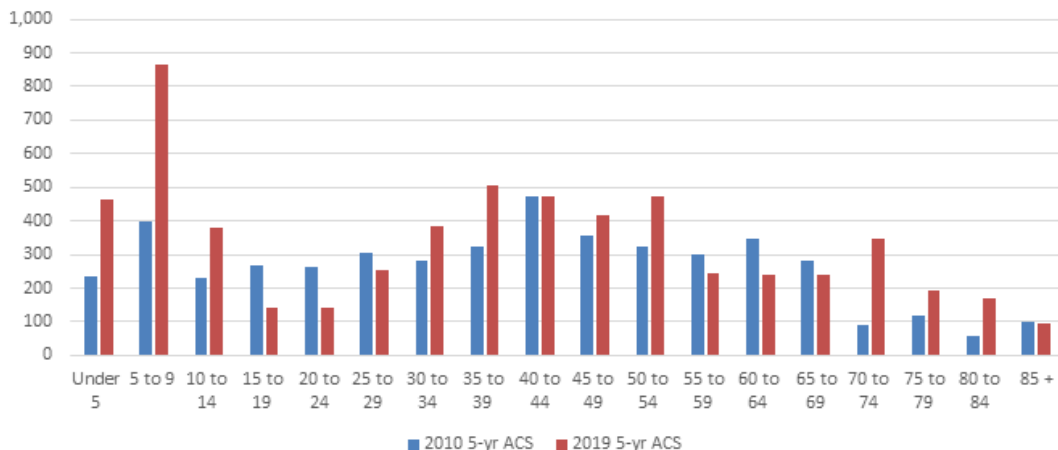


While almost no new homes were created, the population is growing and changing in Chevy Chase neighborhoods*.

Over the past 10 years...

The number of kids under 15 and adults over 69 has nearly doubled, while the number of adults in their 20s has decreased.

The White population decreased from 86% to 77%, with increases in Asian, mixed race, and other racial backgrounds, while the Black population remained stable at 6%.



Population 2010:	4,771
Population 2019:	5,501
Growth:	15%

*Defined by Census Block Groups 001100.1, 001401.1, and 001401.2 (extending beyond Chevy Chase SAP boundary).

The land use changes proposed for the four blocks of Connecticut Avenue can provide opportunities for new homes.

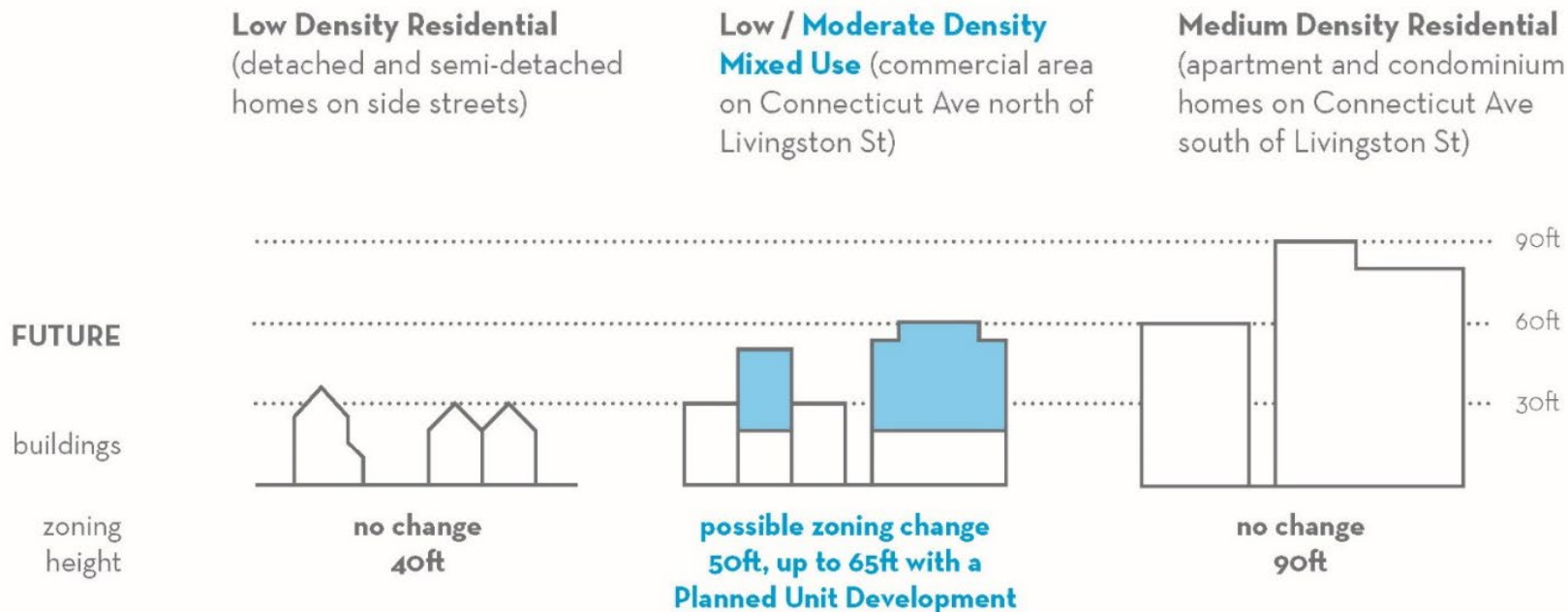


The land use change in Chevy Chase covers about 10 acres of mostly private property along Connecticut Avenue. It offers a small but important opportunity to add housing that can diversify the neighborhood and increase foot traffic for local businesses.





New buildings on Connecticut Avenue between Livingston and Western could be 50-65ft in height to accommodate housing above shops.



The scale of new and renovated buildings on Connecticut Ave would be like those in DC with similar zoning (e.g., MU-4).



Florida Ave NE



Carrol St NW



3rd St NW

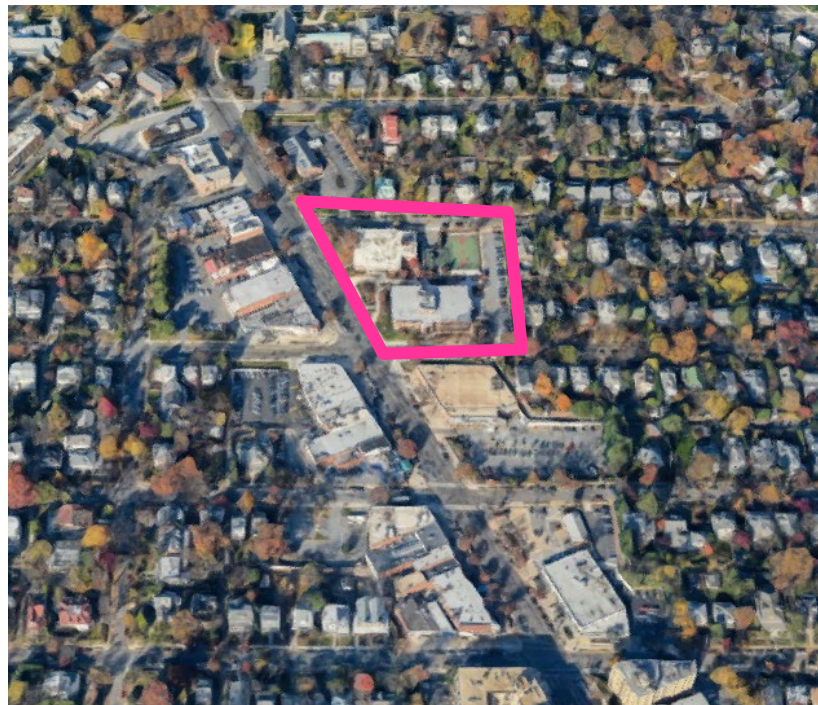
Importantly, new and expanded buildings can enhance the social and personal experience at the street level.



Future redevelopment won't happen everywhere on the corridor, or all at once, but at individual sites, if property owners choose to pursue redevelopment.



The Chevy Chase Library and Community Center are both slated for renovations and the publicly-owned site could potentially accommodate housing. This site is likely to be a near term project and could set the tone for future changes on the corridor.



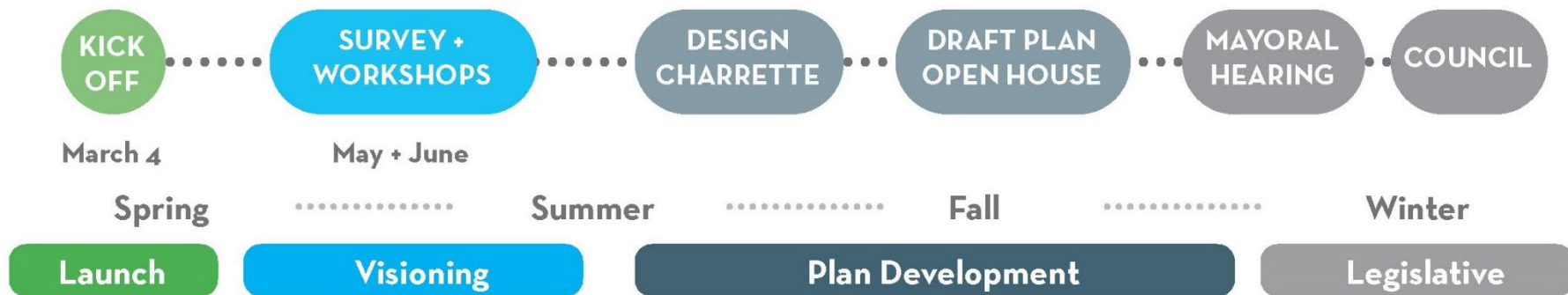


The survey responses and workshop output from the Visioning Phase will inform the future public meetings focused on design and recommendations in the draft plan.

Take the Visioning Survey at:
publicinput.com/chevy Chase

Why + What

How + Where





Share your experiences and aspirations for a more sustainable and inclusive Chevy Chase in the “break-out room” activity.

What are your favorite experiences in Chevy Chase, DC? How has it changed over the years and during the pandemic? How do you see Chevy Chase growing into an inclusive neighborhood?

- Small groups
- Co-Facilitated by an OP staff and CAC member
- Recording feedback using a virtual whiteboard
- 50 minutes with a short break mid-way
- Report out to the main group



What is one of your favorite experiences in Chevy Chase?

walkability	The Aston Art	Library

How has Chevy Chase changed?

What is a challenge facing Chevy Chase?

What does equity mean to you?

The Transportation Department of the District of Columbia has been working to create a more equitable and accessible transportation system for all. This includes working to ensure that all residents have access to safe, reliable, and affordable transportation options. We are committed to creating a more inclusive and equitable transportation system for all.

How can buildings and public space play a role in advancing equity in Chevy Chase?

What would make Connecticut Avenue a more inviting and accessible place to shop, work, and socialize?

Map of Chevy Chase Small Area Plan Boundary

- Land Use Change Area
- Chevy Chase Community Center & Library

Map labels: Western Avenue NW, Livingston Street NW, Military Road NW.

“Break-Out Room” Guidelines



- Enter with curiosity. Ask clarifying questions.
- It's okay to disagree respectfully and openly, without being disagreeable.
- Stay mentally and physically present.
- Make it a brave space. Fearlessly share ideas and ask questions.
- Respect each other's thinking and value everyone's contributions.
- Speak in “rough draft.” We are all learners.
- Seek first to understand, then to be understood.
- Attack the problem, not the person.
- We are all contributors to the entire process.
- Assume good intentions.

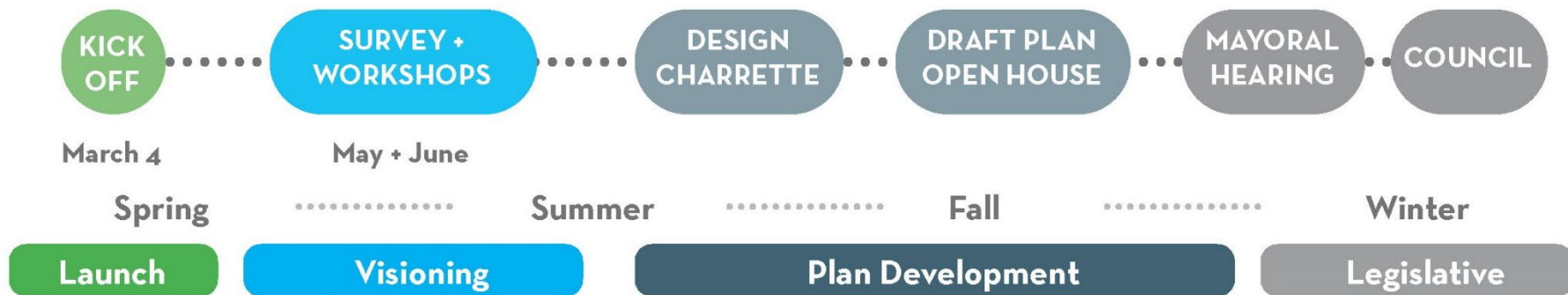


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Why + What

How + Where



Check out the project page to take the Visioning Survey, for FAQs, summaries of past events, updates on future activities, and to contact the project team with follow up questions.



Project page: publicinput.com/chevychase

Email: ChevyChasePlan@dc.gov

Voicemail: 1-855-925-2801 (pin 9802)

Thank you!