

February 8, 2021



**Chevy Chase Small Area Plan – Community Advisory Committee
Meeting #1 Notes: Tuesday, February 2, 2021 6:00-7:30pm**

Community Advisory Committee:

- 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
- Peter Lynch, Connecticut Avenue tenant association
- Nancy Slade, Friends of Chevy Chase Circle
- Carl Lankowski, Historic Chevy Chase DC
- Jessica Berenson, Northwest Neighbors Village
- Sara Swetzoff, Ward 3 Mutual Aid Network
- Ellen McCarthy, Ward 3 Vision
- Jamie Butler, Washington Interfaith Network

DC Government Representatives:

- Erkin Ozberk, DC Office of Planning
- Heba ElGawish, DC Office of Planning
- Chetachukwu Obiwuma, DC Office of Planning
- Marth Saccocio, DC Public Library
- Jaspreet Pahwa, DC Public Library

Agenda

1. Introductions:

Advisory Committee members introduced themselves, the organizations and groups they represent, and shared some personal hopes for the future of Chevy Chase.

2. Presentation by Erkin Ozberk, Ward 3 and 4 Planner and Project Manager for the Chevy Chase Small Area Plan:

Erkin provided an overview of the Office of Planning’s mission, a background on Small Area Plans (SAP), why a Chevy Chase SAP is underway, the planning process, approach, and timeline, and the role of the Community Advisory Committee to support the SAP process that is inclusive of the diverse groups active in Chevy Chase, as well as those that may be harder to reach. *[Presentation slides are below]*

3. What We’ve Heard So Far

Erkin presented a summary of community comments received thus far through the project website covering topics such as the plan boundary, housing priorities, streetscape design, economic development, as well as suggestions on how to best communicate with residents and community members during the pandemic.

4. CAC Discussion

Following the presentation, the CAC had a robust conversation over planning opportunities and how to best engage with the public to ensure a transparent and inclusive engagement process.

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Planning Opportunities:

- Want to see Chevy Chase grow into a more inclusive and affordable neighborhood.
- Explore using vacant storefronts for interim arts spaces and programming.
- Would like to see something big and bold for the community center and library redevelopment. Consider redeveloping as one campus with affordable housing.
- Look at ways to better use land, especially on the east side of Connecticut Ave such as the Safeway and Wells Fargo sites. Also look at the WMATA bus terminal.
- Increase vibrancy along Connecticut Ave with streetscape improvements.
- The opportunity to live in Chevy Chase should be extended to families who cannot afford to.
- Explore a more diverse residential development and housing options that could increase affordability such as 2 to 4-unit buildings, tiny homes, basement apartments, and limited equity co-ops.
- Look at local and national examples of co-locating facilities and affordable housing. Example like the Fire Station with affordable housing at 23rd and M St NW. Chicago has multiple examples of libraries with affordable housing above such as The Northtown Branch of the Chicago Public Library and The Independence branch of the Chicago Public Library

Community Engagement:

- Should CAC meetings be open to the public? Or is it better to direct community attention towards the public meetings and workshops where there is an opportunity for public engagement?
- Is the proposed visioning phase long enough to support adequate engagement? The more we engage the public the better consensus we get.
- The SAP process is not starting from scratch and can build on existing activities, such as discussions on the community center redevelopment, and work on the ANC's Task Forces on the Comprehensive Plan Task Force, and more recently Racism, while also coordinating with ongoing planning projects led by DDOT and DPR.
- People are engaged at different levels. Some are actively engaged while others just happen upon the information and don't know how to get involved.
- Explore different methods for engaging including live polling, interactive apps, and virtual platforms.
- Consider using project budget for hiring professional facilitation consultant especially during visioning discussions.
- What other groups/voices might be missing from the CAC? What about someone representing DCPS parents/families like DC Ednet?

Other Topics:

Architectural Design - The SAP can include urban design guidelines that would inform streetscape design and building massing. However, these guidelines are not at the detailed level of architectural design.

SAP Boundary - Many comments on the project website were received about the SAP focus area, suggesting it looked good, should be extended, or should be contracted. While the SAP strategies and objectives will primarily focus on Connecticut Ave, where land use changes are proposed in the Comprehensive Plan amendment, the approach to neighborhood planning includes the adjoining streets for context. Extending into Friendship Heights (west), into other main street areas or ANCs (south), or much further east (to Rock Creek Park) are beyond the scope of this project.

Funding - \$150,000 is allocated in the FY21 budget which runs from Oct 1, 2020 to Sep 30, 2021. The funding is to help develop the plan including technical studies with a focus on urban design. While funding is allocated for plan implementation, there are ongoing projects funded through partner agency capital budgets (Library, Community Center, Connecticut Avenue Reversible Lane Study) that will be discussed as part of the SAP.



Chevy Chase Small Area Plan

Community Advisory Committee Meeting #1 - February 2, 2021

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Purpose



Kick off the Chevy Chase Small Area Plan Community Advisory Committee.

Meeting #1 Agenda:

1. Introductions
2. OP Mission
3. SAP Process, Approach, Timeline
4. Role of CAC
5. What We've Heard
6. Discussion – What you've heard, topics, outreach
7. Next Steps – CAC Meeting and Public Launch Meeting

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Introductions



- Anthony Catalino, Office of Councilmember Cheh
- Connie Chang, ANC 3/4G SMD05
- Peter Gosselin, ANC 3/4G SMD06
- Kirsty Little, Ch/Art
- Robert Gordon, Chevy Chase Citizens Association
- Jerry Malitz, Chevy Chase Main Street
- TBD, Connecticut Avenue commercial property owner
- Peter Lynch, Connecticut Avenue tenant association
- Nancy Slade, Friends of Chevy Chase Circle
- Carl Lankowski, Historic Chevy Chase DC
- Jessica Berenson, Northwest Neighbors Village
- Sara Swetsoff, Ward 3 Mutual Aid Network
- Ellen McCarthy, Ward 3 Vision
- Jamie Butler, Washington Interfaith Network

OP Project Managers

Erkin Ozberk
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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**.

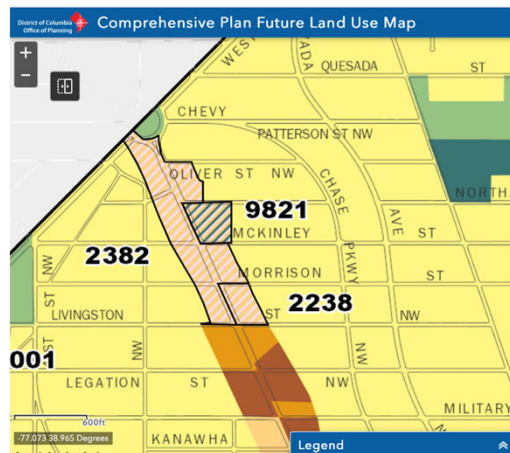
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Why Chevy Chase?



In the Mayor’s proposed update to the Comprehensive Plan, Connecticut Avenue is identified as a Future Planning Analysis Area, and the blocks from Livingston Street to Western Avenue were identified for minor land use changes.

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




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Why Chevy Chase?



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.

	
<p>ANC 3/4G</p>	<p>Comprehensive Plan Task Force Report and Recommendations January 23, 2020</p>
	<p>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:</p> <ol style="list-style-type: none"> 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. <p>The Task Force requests that the ANC adopt this Report and recommendations.</p>

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Why Chevy Chase?



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 2020



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Why Chevy Chase?



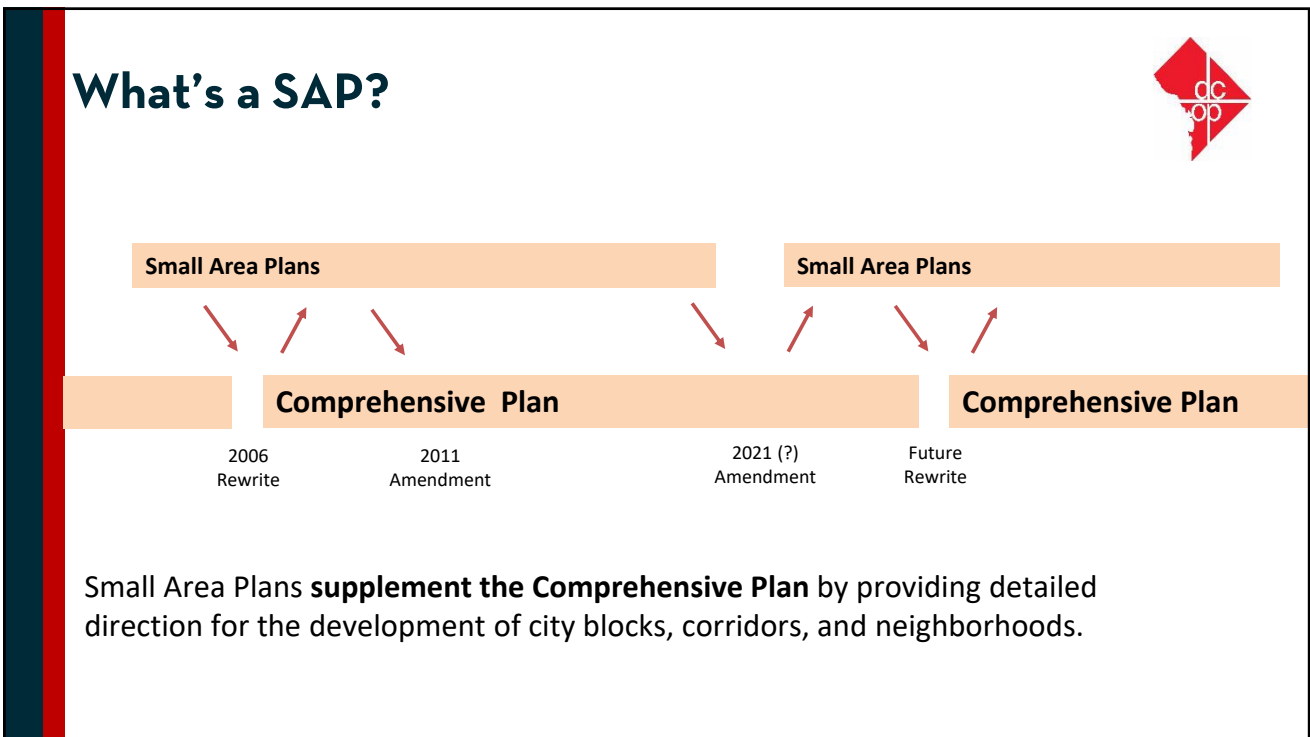
Conversations are happening in the Chevy Chase community (ANC, Historic Chevy Chase DC) today exploring themes of historic segregation and racial justice in the neighborhood, centered around the (re)naming of public spaces and increasing housing and affordable housing.



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What's a SAP?



Per [DC Code § 1-306.03](#) SAPs may include:

- Zoning (and discussion of [PUD Benefits](#))
- Capital Improvements
- Financing (eg. grants)
- Special Tax
- Design (eg. [Streetscape Guidelines](#))
- Other Regulations

SAPs are typically structured into five components:

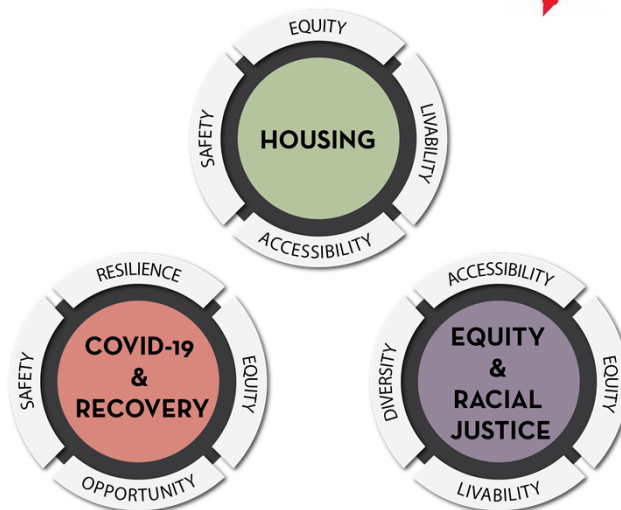
- Existing Conditions Analysis
- Specialized Studies
- Vision
- Goals
- Recommendations + Implementation Strategy

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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 OP's priorities of housing production, economic recovery, and equity and racial justice.



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Defining 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: WHO is Chevy Chase for? How has the neighborhood changed, how will it continue to change, and for whom?

In Chevy Chase... who can live, learn, work, start a business, get around, use public space, etc? Who is at the table for decision-making, including for this plan?

Many of these questions seek to understand who thrives in Chevy Chase?

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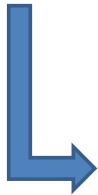
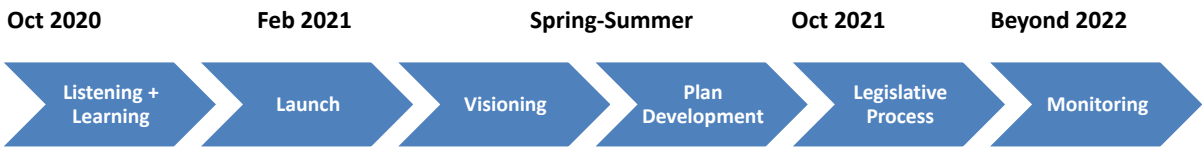
Topics: A Focus on Design



- Urban structures of gateway, corridor, neighborhood
- New civic core: community center + library redevelopment (with housing)
- Realization of a higher density commercial corridor
- Exploration of “gentle density” in neighborhood
- Integrating mixed-income housing throughout
- Successful retail streetscape
- Facilitating a multi-modal future
- Highlighting commemoration and neighborhood identity in public space

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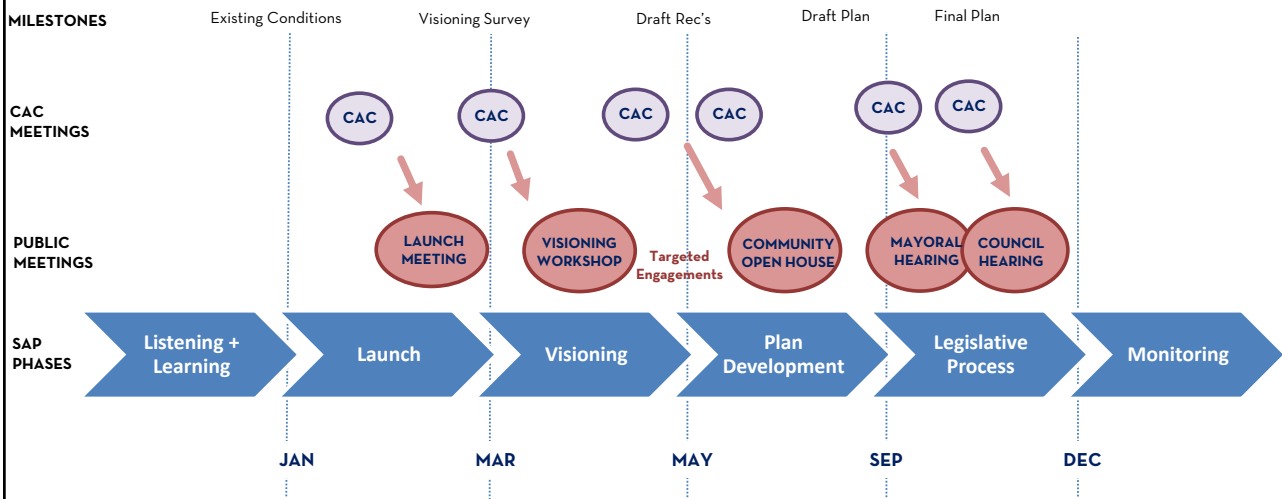
Phases of Engagement



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

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Schedule



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Public Participation Plan - Channels



Interactive

- Scheduled one-on-one / small group discussions
- External meeting participation
- CAC meetings
- Virtual drop-in “office hours” (phone)
- OP-led meetings
- OP-partner meetings/events

One-way out

- Emails (direct to subscribers and shared via networks/listservs)
- Website(s) content and digital documents posted
- Social Media (Twitter/Facebook/IG)
- Flyers/posters in key locations

One-way in

- Online survey(s)
- Email comments

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Role of Community Advisory Committee



- Learn about and engage in the planning process
- Attend scheduled meetings
- 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

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Who We've Engaged



Virtual meetings:

- 13 meetings (all CAC members) and started reaching out to commercial property owners.
- Presented at ANC 3/4G (Oct 13) and HCCDC (Dec 7)

Since website launched in October, 2020:

- 227 subscribers and 212 comments
- 86/107 responses from Chevy Chase zipcode
- 78% white (14% prefer not to answer)
- 27% 36-45 (17% for each 46-55, 56-65, 66-75)

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What We've Heard



General Questions from the Comments:

- Why planning here?
- What is the plan for?
- What about schools?
- We need to hear more.

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What We've Heard



Suggestions about the project boundary:

- Keep it the same.
- Make it smaller (just Connecticut Ave).
- Extend further south (to Nebraska to)
- Extend further west (Friendship Heights)
- Extend further east (Oregon Ave)

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What We've Heard



Suggestions for engagement:

- Listservs and Nextdoor
- Direct email
- Flyers in the mail
- Posters at key locations
- Community organizations + newsletters

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What You've Heard - Discussion



Topic Areas?

Communication and Outreach?

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Next Steps



1. Future meeting dates/times?
2. Topics for Visioning Survey? (Follow Up Email)
3. Date for public launch meeting (any conflicts first week of March?) and process for sharing information and garnering inclusive input.

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