

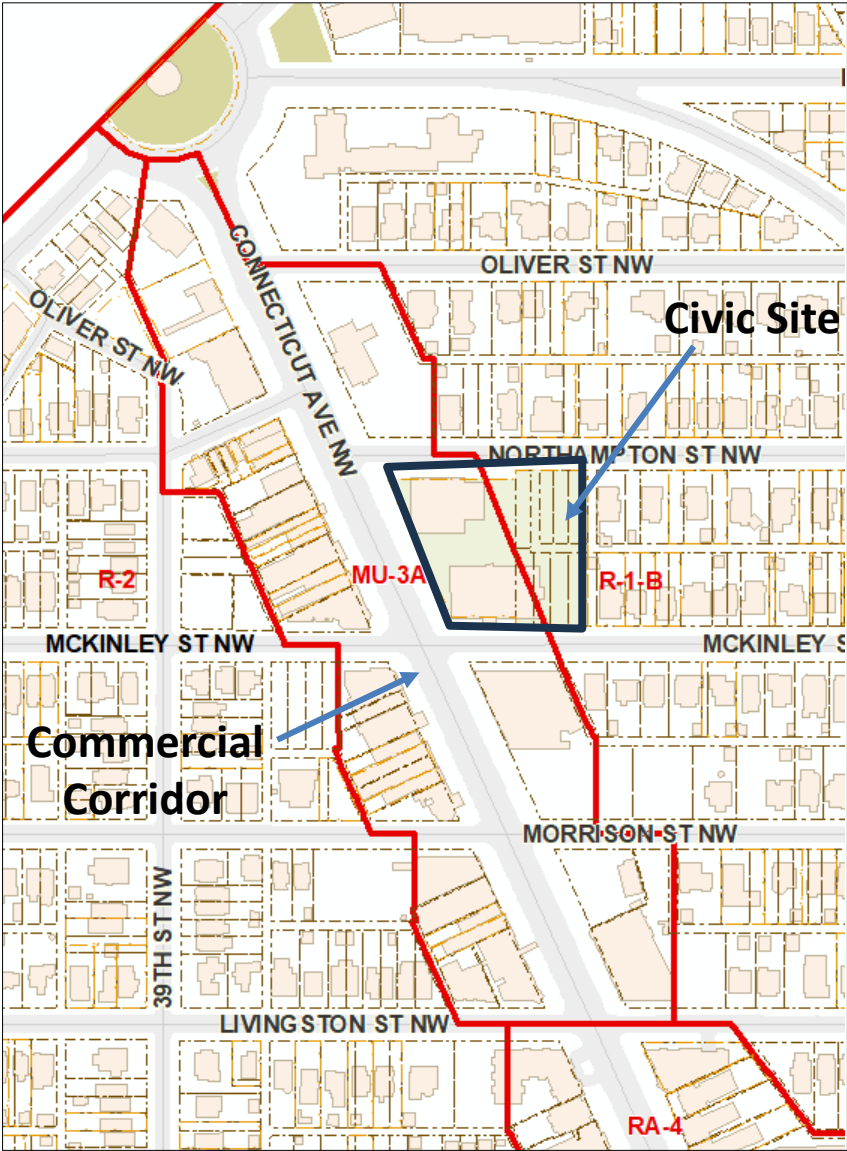


ZC 23-25

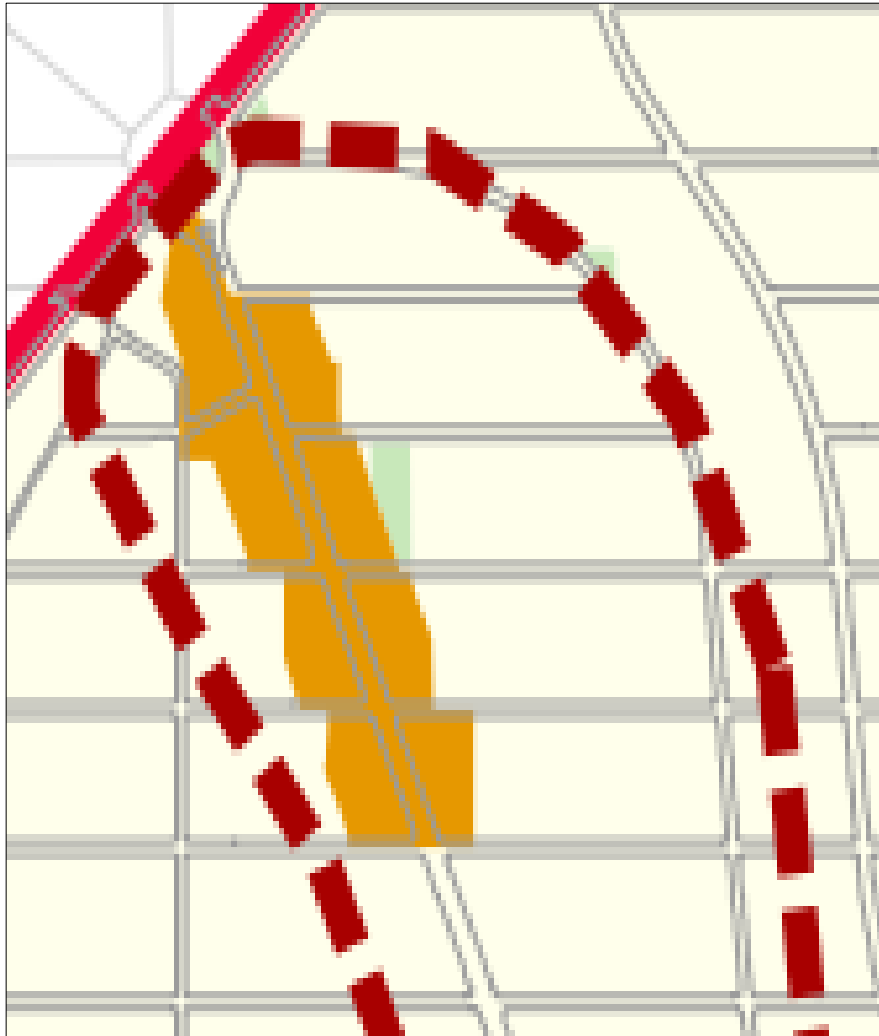
CHEVY CHASE TEXT AND MAP AMENDMENT

November 9, 2023
DC Office of Planning

Site Location

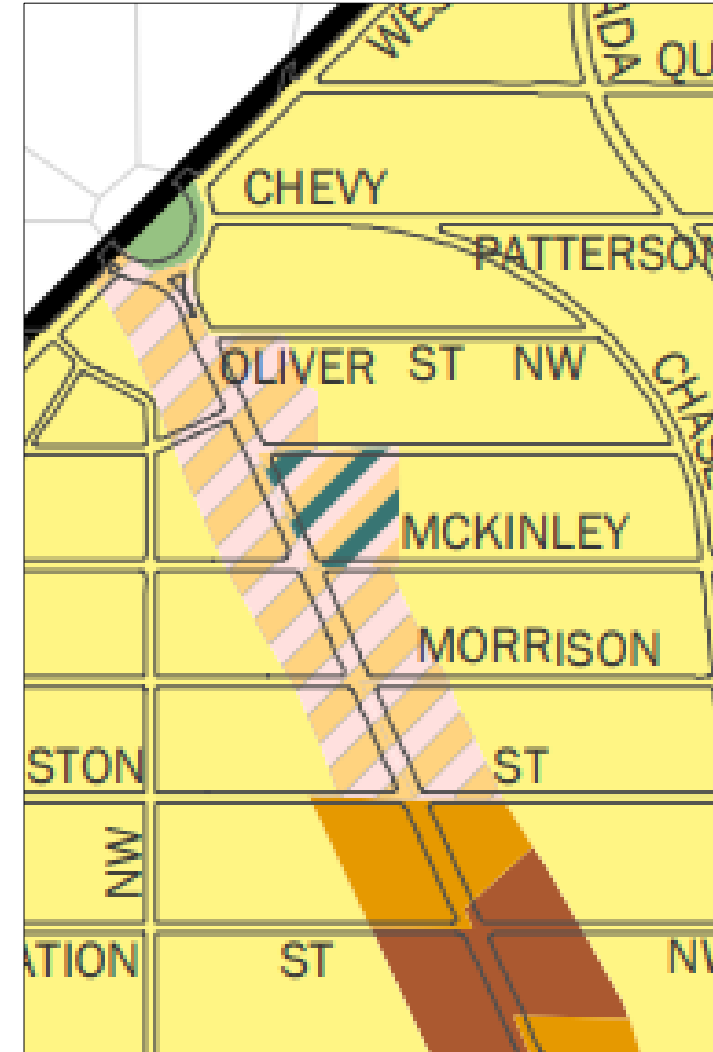


Generalized Policy Map (GPM)



- **Main Street Mixed Use Corridor**
- **Future Planning Analysis Area**

Generalized Future Land Use Map (FLUM)



Mixed Use:

- **Moderate Density Residential**
- **Low Density Commercial**
- **Local Public Facilities**

POLICY SUMMARY

CHEVY CHASE SMALL AREA PLAN

- Initiated March, 2021 and approved by Council on July 12, 2022
- Included guidelines for building, to be incorporated into zoning
- Also includes guidelines for public space, which generally cannot be incorporated into zoning
- New housing opportunities, including housing on the civic site

ROCK CREEK WEST ROADMAP

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

HOUSING EQUITY REPORT

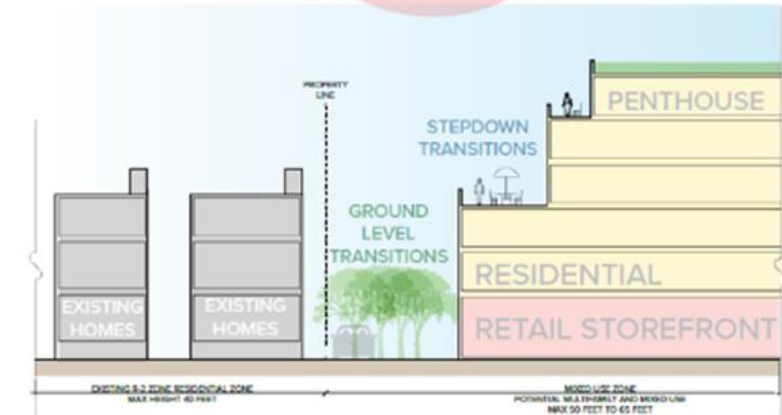
- More equitable distribution of affordable housing throughout DC
- Encourage new housing through dispositions and land partnerships

DC COMEBACK PLAN

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

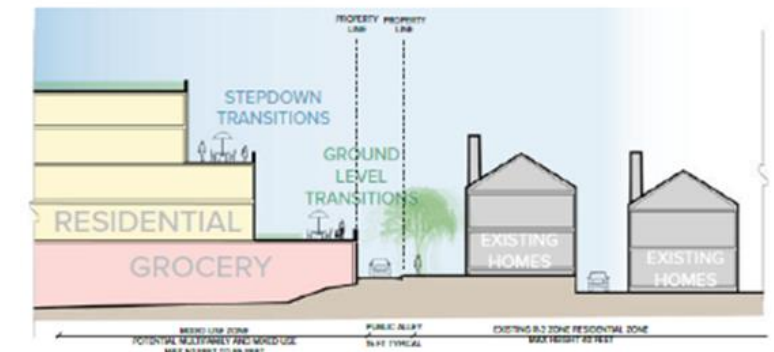


Cross sections illustrating potential strategies for building transitions and buffers between new development and existing residential buildings.



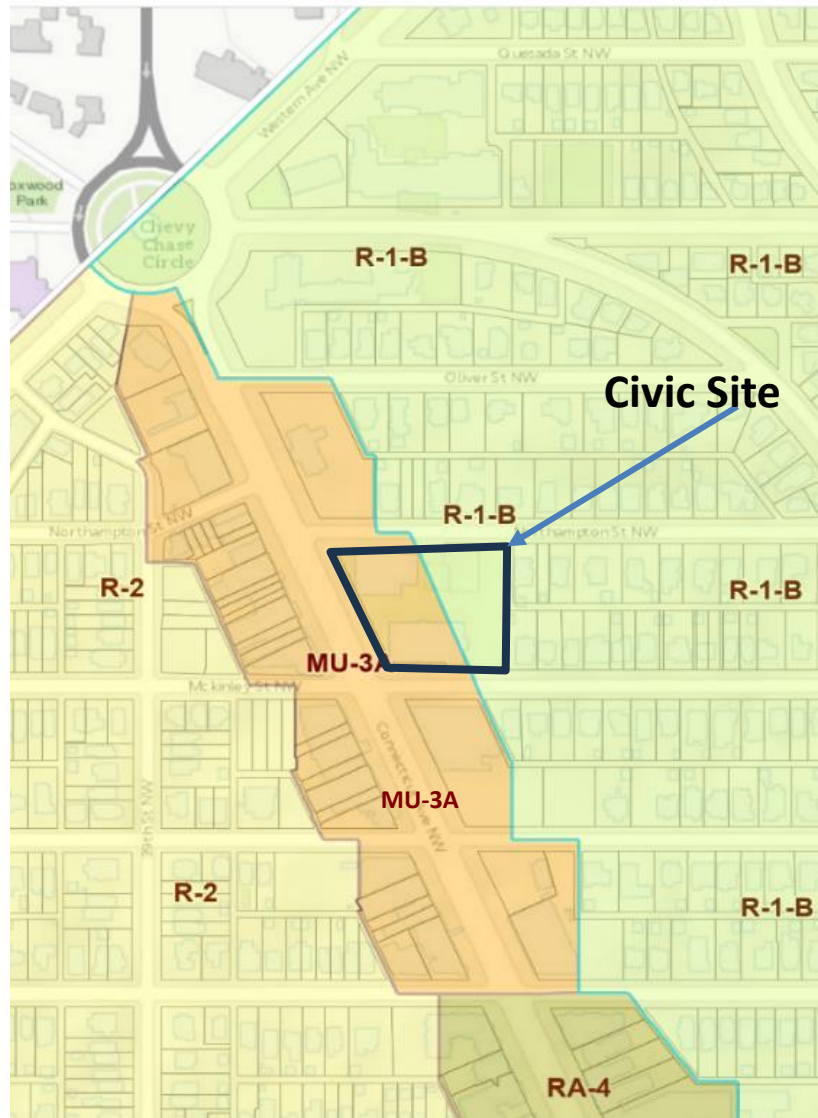
Chevy Chase Small Area Plan Images, p.55.

In some cases, changes in ground elevation, particularly east of Connecticut Avenue, can serve as a natural transition between existing homes and new development.





Existing Zones



Proposed Zones



Summary of NMU-4/CC1 Zone



	Existing MU-3A Zone	Proposed NMU-4/CC1 Zone
Maximum FAR	1.0 1.2 (IZ)	2.5 3.0 (IZ+) 0.5 bonus for façade preservation
Building Height	40 ft. / 3 stories maximum	40 feet; 50 feet (IZ+) maximum 5 feet bonus for providing 18 feet tall ground floor 25 feet minimum
Maximum Penthouse Height	12 feet except 15 feet for penthouse mechanical space	12 feet except 15 feet for penthouse mechanical space
Maximum Lot Occupancy	Residential - 60% Non-residential – not limited	Residential - 60%; 75% (IZ+) Non-residential – not limited
Minimum Rear Yard	15 ft. above 25 feet No alley – 15 feet	15 feet above 25 feet No alley – 15 feet 1:1 step-back above 25 feet
Minimum Side Yard	None required; 5 feet minimum if provided.	None required. 5 feet. minimum if provided. 15 feet minimum if not separated from an R or RF zone by an alley.
Minimum Front Step-back	None required	3 feet above the third floor or a preserved façade
GAR	0.3	0.3

Summary of NMU-4/CC2 Zone



	Existing MU-3A Zone	Existing R-1B Zone	Proposed NMU-4/CC2 Zone
Maximum FAR	1.0; 1.2 (IZ)	n/a	3.0; 3.6 (IZ+) Total; 1.5 Non-Residential
Maximum Building Height	40 ft. / 3 stories	1, detached	65 feet
Maximum Penthouse Height	12 feet/1 story except 15 feet for penthouse mechanical space	40 feet / 3 stories	12 feet/1 story except 15 feet for penthouse mechanical space
Maximum Lot Occupancy	Residential - 60% Non-residential – not limited	40%	Residential – 60% Non-residential - 60%
Minimum Rear Yard	15 ft. above 25 feet No alley – 15 feet	25 ft.	15 feet from grade No alley – 15 feet 1:1 step-back above 25 feet
Minimum Side Yard	None required; 6 feet minimum if provided.	8 feet	None required; 6 feet. Minimum, if provided 15 feet minimum if not separated from an R or RF zone by an alley.
GAR	0.3	n/a	0.3

Summary of NMU/CC2 Zone



	Existing R-1B Zone	Existing R-2 Zone	Proposed RF-1 Zone
Maximum FAR	n/a	n/a	n/a
Maximum Principal Dwellings	1, detached	1, detached, semi-detached	2, detached, semi-detached, attached
Minimum Lot Size	50 ft. width; 5,000 sq.ft. area	30-40 ft. width; 3,000-4,000 sq.ft. area	18 ft. width; 1,800 sq. ft. area
Maximum Building Height	40 ft. / 3 stories	40 ft. / 3 stories	35 ft. / 3 stories 40 ft. by sp. ex.
Maximum Lot Occupancy	40%	40%	60%
Minimum Rear Yard	25 ft.	20 ft.	20 ft.
Minimum Side Yard	8 ft.	8 ft.	None required; 5 feet. minimum if provided

Racial Equity

Community Participation/Outreach Effort



Chevy Chase SAP Process

- Dedicated project website
- Virtual meetings and workshops, online surveys, and in-person activities
- 45 community events or meetings
- 4,000+ written comments were submitted to the CCSAP project webpage and via online surveys.

Text and Map Amendment

- 15 engagements to date. Includes meetings with the ANC Chairperson, ANC representatives, meeting with the Councilmember, presentation of draft text at ANC meetings not including one-on-one discussions and email exchanges:
- OP continues to be committed to a robust community engagement process throughout the text and map amendment process towards implementing the recommendations of the Comp Plan and the CCSAP.

Summary of Changes based on Community Comments



Commercial Corridor:

- Setbacks of building to rear/side

Civic Site:

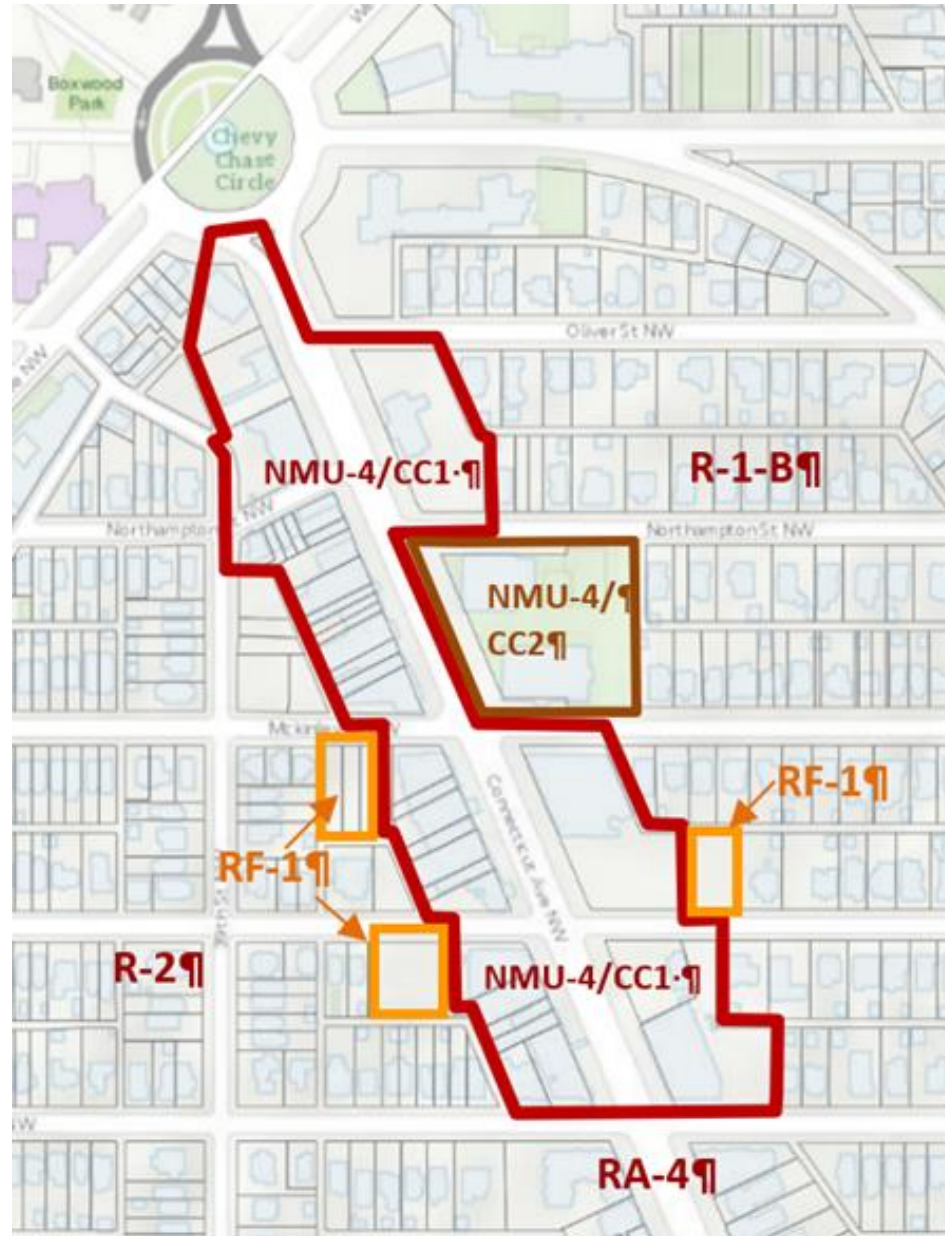
- Based on MU-4 PUD rather than MU-5, results in lower height and density
- Remove height bonus for tall ground floor
- Reduce mechanical penthouse height
- More stepping down of massing of building to rear
- A 15-foot rear yard setback; and the
- Reduce Lot Occupancy to 60% for both residential and non-residential uses

2025 Dedicated Affordable Housing Production Goals and Projections by Planning Area (Projections as of 2022)



Planning Area	Affordable Unit Goal	% of Progress Towards Goal (Jan 2023)	Projected Percent of Goal by 2025
Far Southeast and Southwest	1,120	182.2 %	369.5 %
Far Northeast and Southeast	490	208.2 %	322.4 %
Lower Anacostia Waterfront & Near Southwest	850	51.6 %	161.3 %
Mid-city	1,010	51.9 %	131.8 %
Upper Northeast	1,350	53.4 %	97.2 %
Central Washington	1,040	44.9 %	94.6 %
Rock Creek East	1,500	57.9%	84.4 %
Near Northwest	1,250	10.7 %	37.2 %
Capitol Hill	1,400	14.9 %	34.6 %
Rock Creek West	1,990	3.6 %	13.8 %
Total	12,000	54.1 %	110.00 %

Proposed Zones





Thank you!