

March 4, 2021 Chat Transcript for Chevy Chase Small Area Plan Kick-off Meeting

Stuart Miles-McLean What is the City planning to do about the already over-crowded public schools in the neighborhood? DC would not even reclaim from the Lab School the school building it owns on Foxhall Road when it had the chance and it squandered an opportunity to build meaningful shared school functionality into the new Tenleytown library, so why should current CCDC residents have any faith that the DC Gov't has realistic actionable plans to address school over-crowding as you pursue significantly increased population density in the neighborhood? I got totally shut down previously when I suggested the City abandon its plans to spend nearly \$20 million to renovate and rebuild the CCDC recreation center and instead focus on building a multipurpose public building (e.g., elementary school, library, and recreation center) on the combined CCDC recreation center plus CCDC library land. There used to be a public school there and it is public property, so why not make better use of it and address a critical existing neighborhood need? Murch ES, Lafayette ES, Deal MS, and Wilson HS are all already overcrowded, so what are you going to do when you line developers' pockets to build all the new housing (of which only a small portion will be so-called "affordable") and there are no schools for all those families' kids?

Jesse G Kreier I moved into this neighborhood because I love the low-rise, historic commercial strip. It is completely unprotected by historic designation, except a few buildings, and I am very worried that it will be destroyed. There is room for residential infill along CT Ave., but it needs to be done sensitively with appropriate massing and protection for historic structures. Concretely, a first step here is to do a systematic inventory of structures/facades that need to be protected. I do not want a hideous canyon like at UDC or Friendship Heights.

Jim Feldman What is the reason for keeping a commercial district basically one-story,? I would think that a commercial block is exactly the right place to put a little more housing.

Dan Birns I agree

Stuart Miles-McLean Who determines the "policy priorities"?

Heba ElGawish We will be working with the community over the coming months to determine vision, policies, recommendations, and implementation strategies

Cheryl Wasserman I would like to know what tools there are for us to be more refined other than allowing higher density. I want to preserve the character of CCDC, the small businesses etc. while meeting city needs for housing and diversity.

Janet Shenk Let's get to the discussion, please!

Ellen Bass I don't want to see affordable housing used as an argument to stop development of more diverse types of housing along Connecticut at a range of prices. We need more residents to support existing and future and better amenities for the neighborhood.

Tracy Lohl I think there is a significant role of new housing at all price points in DC in mitigating climate change.

mindy saslaw What are the plans for the Chevy Chase Library and Community Center?

Rachel Kaul Are these comments captured for later viewing?

ashley stephens Yes all comments will be captured and saved..

Pat It would be helpful if the screen shot could be enlarged . Not available

Stuart Miles-McLeanNeighbors whose homes back onto the businesses that front on Connecticut Avenue. These are the families who will be most directly negatively impacted, both financially and quality of life, by the proposals to tear down the historic buildings and replace them with "mid-rise" buildings.

Maurice WernerHow does the Conn Ave Reversible Lanes study mesh with this Small Area plan? It seems like some decisions that impact different plans are made independent of one another.

Heba ElGawish There is an interagency working group that includes representatives from DDOT among other agencies to coordinate the different city initiatives

Sarah M.Yes, the focus should be on *guaranteeing affordable housing* through specific provisions; this cannot be a give-away to developers. Thank you, Mara V-H and Tony Kim.

Sarah M.Can the role of developers in the process and the projected profits for developers be made a *transparent* part of these discussions?

Steven SeeligSounds like pretty much illegal to try and require that.

Simon MarksI third this request.

Teddi Ann GalliganI second this request.

Simon MarksSympathies that you're all amateur IT people...but the future of the neighborhood would appear to depend on this process. Maybe time to grab a pro?

Jesse G KreierMy question - Will you do a historical inventory and commit early on to protect those structures?

Jeanette Pablol do not oppose the idea that individuals who do not live in Chevy Chase DC may have valuable insights regarding how to navigate change in our community but current residents should have a major role in these decisions as we are not hypothetically impacted but immediately impacted. As a person of color (although white-facing), I find that equating BIPOC and low income to be racist. It is equally offensive for proponents (often developers) of the "plan" to engage in shaming tactics in efforts to stifle residents of Chevy Chase in having a voice in our community.

According to the U.S. Census Bureau QuickFacts, 46% of the DC population is White, 46% is Black or African Alone, 11.3% is Hispanic or Latino, and persons in poverty are 13.5% with a median household income of \$86,420 and per capita income of \$56,147. Without question, the poverty number grossly understates the number of individuals in our larger community of the District of Columbia who don't have enough to eat every day and inadequate housing and this needs to be address - citywide. One horrifying statistic is that DC has one of the highest child poverty rates in the nation. According to the Greg Gannon Canned Food Drive website (an organization founded in and strongly supported by the Chevy Chase community that supports the Capital Area Food Bank), there has been a 60% increase in demand to food banks due to Coronavirus and 40% of food insecure households with mothers and children under 12. Clearly there is much work to be done in the District, not just Chevy Chase DC and this goes beyond one neighborhood and one approach - low income housing.

It might be instructive to examine a report by the DC Fiscal Policy Institute, "Lessons from the Waterfront: Economic Development Projects Must Do More to Lesson DC's Worsening Income Equality." See excerpt from the Executive Summary:

The redevelopment of DC's Southwest Waterfront, marketed as the Wharf, is one of the largest real estate development projects in DC's history. It has received \$300 million in subsidies from the District government. Unfortunately, neither the developer nor the District's economic development leaders took meaningful steps to ensure that the Wharf resulted in good-quality jobs or other benefits for DC residents.

While the District set requirements for the developer to hire DC residents for some of the jobs, there were no requirements aimed at ensuring those jobs come with good wages and benefits. And while the District initially required the developer to set affordability standards for 30 percent of the newly built housing units, our elected officials later relented and allowed the developer to offer just over 10 percent of the units as affordable. This project comes at a time when the District faces growing income inequality and skyrocketing housing costs that are pricing many families out of the city. The DC economy has boomed in recent years. Yet the financial gains of DC's boom economy have not been distributed equitably. In 2014, the average income of the top 5 percent of District households—roughly \$500,000—was 54 times the average income of the bottom 20 percent of \$9,900. Poverty rates have not budged—some 120,000 DC residents, or 19 percent of the population, lived in poverty in 2016.

Also, the definition of "smart growth" takes on new meaning (not build more so I can make more money off the backs of low income people who won't benefit in the end) against the backdrop of the climate crisis. According to the US EPA, the four mitigation recommendations are to (1) build compactly and use energy efficient green building techniques, (2) reuse existing infrastructure and buildings to take advantage of previous investments and the energy already used to build them, (3) put homes, jobs, stores, parks, schools, and other destinations close to one another, and (4) preserve green space.

Lastly, I'd like to see how any plan for the Chevy Chase Community's existing and future residents addresses improved public transportation - as opposed to the current reductions; congestion from new, bigger buildings (do we really want to end up looking like Bethesda), and parking which is a growing problem already.

Sarah M. Thank you for your articulation of essential facts, Jeannette. I too am very concerned that it is developers who will win big in all of this. Let's truly work for greater affordability and diversity without letting what happened at the Wharf happen here.

Susan Okun It's important to look at what "affordable" housing means. Allowing developers to set aside a small number of (usually) 1-bedroom apartments for people with "middle" incomes (\$40K-\$80K range) does not address the need for housing for families with lower incomes. This is a family neighborhood—let's welcome families, including those with truly low incomes, and let them enjoy the benefits of this neighborhood too!

Sauleh Siddiqui Hi Susan, my family lives in a one bedroom. Are we not welcome in this neighborhood?

Ryan Keefe I support the upFLUM as proposed by OP for this area & Affordable Housing at the library site. Frankly this plan is unambitious in the extreme and does not allow enough housing to be built but many of you oppose even this minimal amount of change.

Teresa Grana totally agree .. we don't need all these videos.. more on

Teresa Grana you would think the Office of Planning would have a technical person who knew how to do this.. this is ridiculous..the image is frozen

Increasing truly affordable housing is good, but not if it means other services are reduced for this population and everyone in the community without significant simultaneous action on public transportation and infrastructure.

Question: In detail, how does this plan take into account that WMATA is going to close a major bus line in Chevy Chase (M4) and close or reduce Metrorail stations and the modernization of water and sewer lines, electrical power, and other infrastructure simultaneously with the growth of housing (which never seems to be truly affordable) ?

Robin Diener Agree

Lord and Taylor site. Mazza gallery site. Chevy chase pavilion site. Please start there. There are already so many vacant apartments along Connecticut avenue.

Tony KimWe should skip the broad generalities and please focus on VERY specific provisions that will GUARANTEE meaningful affordable housing.

Mara Verheyden-HilliardIs the only way to participate via calling in on the phone with questions? And how much time will be allotted for that.

Faith BroderickHi Mara, you can add questions to this chat that we will try to address both in writing and during the Q&A portions of this evening. You can also call in to ask direct questions towards the end of the evening. Thank you

PatI thought this was a time for comment.

Faith BroderickHi Pat, this Townhall is an opportunity to both share more information about this planning process and take comments and questions. You can add comments to this chat or call-in and we will work to respond either during this meeting or in the coming days.

ARWill you share the transcript of this meeting with the public and where/how?

Faith BroderickHi AR - great question. This meeting is being recorded and will remain available online. This comment section will also live on. Everything will remain on this project page as a record. Thank you.
-Faith, OP

Jesse G KreierI'd also be happier if I could hear the discussion, but even though I have logged in repeatedly the system is frozen for me.

Neil Flanagan Looking forward to increasing the livability and affordability of this neighborhood. The question we need to ask is not "should Chevy Chase change" but "How can Chevy Chase change to make the District better as a whole."

Kevin MulshineI agree with Neil. Chevy Chase has a lot to offer. We should welcome new opportunities to newcomers who are looking for affordable housing.

Mara Verheyden-Hilliard* This plan is a give-away to developers and does not have concrete measures that would actually provide affordable housing.

*Density for profit, which here will be expensive dense luxury condos and chain stores do nothing to address the District's housing problems.

*The developers created the affordable housing crises and accelerated racist gentrification in DC and giving them more square footage to sell and make a new fortune off of does nothing to advance true affordable family housing in Chevy Chase or racial diversity.

Ellen There is NO plan at this point -- tonight is the first public session to begin the planning process, so how can you say that there are no recommendations to provide affordable housing? That is one of the important items that has already been indicated will be addressed by the plan.

Cheryl CortLooking forward to this effort. Excited to plan for affordable & mixed income housing, and generally a broader range of housing options in this desirable neighborhood. Also hope to foster a more dynamic Chevy Chase in general!

mindy saslawI can only see 4 people

Rachel GibsonHow is this process related to the work the new Chevy Chase Main Street organization?

Peter GosselinHow many members of the public are on this broadcast?

Faith BroderickHi Peter - there are nearly 300 viewers as of now. Thank you all for joining us tonight. - Faith, OP

Stuart Miles-McLean

"Viewers" come in all shapes and sizes. You need to try to have some transparency around who the viewers are and their interest/role in this particular SAP project.

Michele WolinNo, we do not want single-family zoning here destroyed.

Carol Spiegel am all for diversity in the neighborhood but as a resident right off of CT Ave. I am very concerned about the vague language in these proposals. It seems as if the scale of buildings and the ability for the city to take over property is worrisome.

Jeffrey NormanWhy is this meeting starting so early? Most meetings begin at 7 pm or 7:30 pm which gives residents a chance to get home, fix dinner and eat dinner.

Tad Baldwin Agree. Please have the next meeting starting no earlier than 7 pm

Mara Verheyden-HilliardMany of us would prefer that you turn to addressing the questions in the chat. If this is to be a community meeting, please make it one. We don't need to see a video.

My comment was referring to the canyon Friendship Heights comment, BTW...

Stuart Miles-McLeanHave you gathered data and analyzed the occupancy rates (residential and businesses) and median incomes of residents at comparable recent building blitzes at places like the U Street corridor, Cathedral Commons, 14th Street, and Bethesda high rises (relevant because it is direct competition for CCDC)? What does that data and your analysis show and what can you project/expect for CCDC from that analysis regarding types of buildings, businesses, apartment building sizes (e.g., heights, depth, step-down to neighboring residential properties, etc), and demand for particular apartment sizes?

Thomas SneeringerOur ANC deserves credit for elevating this area so that it is now one of just three SAPs on the agenda

Stuart Miles-McLeanWill you save and publicly respond to all the questions in this chat box?

Claudia Tassaralet's move on

Stephen ConnorsCould not agree more with the above comment!

Ted PochterWhat will be the relationship between the SAP and the Mainstreet Project?

Robert GordonDo you intend to consider increasing zoning and density in the residential streets away from Connecticut Avenue.

JDIf you create new housing in high opportunity areas (ie Chevy Chase), it reduces demand in neighborhoods most targeted by gentrification.

Tim AbramsHow will potential impacts to Ward 3 public schools and the current feeder pattern due to development be incorporated in the SAP effort?

Mara are you whining about gentrification as you are sitting in your million dollar home in an exclusionary neighborhood?

Mara Verheyden-HilliardWhy are you posting anonymously?

Stuart Miles-McLeanYou posted my comment without the context. I was answering the question you posed on another page re who should be represented on the community group "CAC"

Peter GosselinDoes that mean the public will only be able to ask questions or make comments via phone?

Simon MarksThe YouTube link appears to require refreshing about every 90 seconds. At least it does in my house.

Faith BroderickI'm sorry, Simon. You can always call-in at 1-855-925-2801 pin: 9802. You can listen to the meeting there as well

Peter GosselinWho decides who gets to appear on screen? Are residents and most elected officials only able to participate by chat or phone? If yes, is this the process that will be used in further meetings?

Kevin MulshineI'd appreciate those who are on the screen to have their cameras on.

michael HickokWhat is The Main St?

Alex KrefetzThe Chevy Chase Main Street was designated in 2020 to support businesses and the larger community - more information can be found here <https://www.districtbridges.org/chevy-chase-main-street/?ctx=chevy-chase>

Stuart Miles-McLeanTerms MUST be clearly and excruciatingly defined. What is "affordable housing"?

Ron EichnerWill we be able to hold a Design Charrette so the impact of changes in the neighborhood can be modeled?

Anthony BugejaWhat is going to be done about the sidewalks? Diversity and equity also means that the elderly and those with a physical disability are able to walk with ease. There are sections of sidewalk that are jutting upward, making it very dangerous, and quite frankly, embarrassing. We need to take care of the basics first. Thank you.

Stuart Miles-McLeanWhy are you targeting CCDC built and occupied historic business district when there are big plots of real estate either presently available or coming soon, for example, practically on top of the Friendship Hts Metro station, Lord and Taylor and Mazza Gallerie have gone bankrupt; Chevy Chase Pavilion merchants have left in droves; further down Connecticut Ave, the IntelSat building is still vacant immediately adjacent to Van Ness metro. Why not use those properties instead of razing CCDC's historic human-scale family-friendly shopping district?

JDNo one is suggesting razing CCDC

PatThe Intelsat bldg is not empty it's owned by the Whittle school, a private school heavily subsidized by the Chinese govt.

Marisa R-MLet's revive the abandoned American diner on the corner of Morrison and Connecticut!

Stuart Miles-McLeanPresenters have made frequent references to policy objectives and City priorities as though there is broad community support for those things. I think you have a big hurdle to overcome in that regard. It is my impression that building blitzes in other parts of the City, which the Office of Planning touts as big successes, have driven long-time residents out of their neighborhoods while lining the pockets of developers, who, in turn, fill politicians' coffers.

Sarah M. Thank you for this important comments, Stuart.

Tiffany Lillie What is the plan for schools given the existing DCPS are over capacity?

Jordan Benderly What about the people who live here?

beth hesler

Teddi Ann Galligan What is the mechanism in the SAP for environmental concerns (including accommodation for increased water runoff with climate change) to be integrated as the built environment changes?

Sarah M. Excellent suggestion from Andrea Rosen.

Jordan Benderly If the city is serious about affordable housing (not gifts to developers), there needs to be use of nonprofit organizations and the city needs to provide significant subsidies. What subsidies has the city planned for affordable housing here?

Tim Abrams Equity for me means access for all to good neighborhood public schools that are not overcrowded.

Can someone explain how the city goes about forcing such possibly massive changes to the neighborhood. People bought homes here because they like single-family homes. So what if one lives between Connecticut and Nevada between Livingston and Western? Can someone speak to what happens here?

JD They don't have to use their property to build a duplex if they don't want to, they just can't stop others from doing so

Richard Tempchin Indeed, Robert Gordon. I would like proponents of density (on the CAC, OP, GGW, Mary Cheh, Ward 3 Vision, etc.) to point out where in the city increasing density has in and of itself resulted in affordability for FAMILIES (not seniors) earning 50% MFI or less. Please.

JD Chevy Chase is literally one of the wealthiest places in the country

Owner?

Pat I am opposed to low rise housing along Connecticut ave betn Oliver st and Livingston st. Unrealistic to think you can encourage folks to live on Connecticut ave if it looks like a Brooklyn storefront street with housing. above the stores

Genci Sallabanda Chevy Chase needs some modernization. -Safeway is too small. It would be nice to use the same space with a two floor shopping center. -Exon (next to Safeway) must go (too much visual ugliness). -The white building where Blue 44 restaurant is located has no architectural design and it does not blend well with the surrounding buildings. I am in favor of more restaurants, more bars and shops that would make the area more livable for the community.

George Lang How will this plan affect the single family homes on side streets off Conn. Ave. Will structures as large as 4-ples housing be allowed on what is now single family zoning. George Lang

Erkin Ozberk sorry the above question/comment is not from Erkin Ozberk

Leslie Melman Too many technical problems here,

Janet Shenk How are you conducting your analysis of conditions? Who are you talking to? Resident living nearest to Conn. Ave. need to be heard.

Jesse G Kreier I moved to this neighborhood in part because I loved our low-scale, historic commercial strip. I think it is vital to preserve the historic architecture

Elizabeth Davis We are also concerned about the capacity issue of neighborhood schools. I hope this plan also includes the development of additional neighborhood schools.

Kevin Mulshine It would be good to describe the maps as you show them for folks on the phone.

Andrea Rosen Equity would allow people of all means (not just "workforce") to live in Ward 3. Equity would deliver the kinds of services (schools, retail, transportation, health) to all wards, not just Ward 3.

Peter Gosselin I've just received an email from the Office of Planning saying that "nearly 300 people are logged in. We must find a way for a substantial number of these people to speak with the same level of visibility as the Office of Planning officials. if it's to be a true community planning process.

Stuart Miles-McLean Agreed. Thanks, Peter.

Simon Marks If the word "engagement" is used one more time.....

Susan Here's an exciting opportunity to make best use of public land to support inclusion and affordability as well as seniors and a public library.

patrick mcmahon chevy chase native, ward 1 resident here. i support greater density for this extremely well-connected and central corridor as laid out in the comp plan - especially in this city, which has allowed a handful of historically black and latinx neighborhoods to bear the brunt of new housing construction. it's time to correct this, especially considering chevy chase's legacy and history.

Peter Gosselin How will people be able to be elevated so they can speak?

Mara Verheyden-Hilliard Just building housing does nothing to guarantee that it is affordable housing. Please stop just repeating the "increased development = addresses the housing crises line." It does not. Can you state in what way you are able to demonstrate, with specific evidence, that the Comp Plan guarantees affordable housing?

George Lanf Does the plan contemplate building 4-plex housing in the areas off Conn. Ave currently zoned for single family?

Heba ElGawish No recommendations have been developed yet. We will work with community over next few months to determine vision/goals/recommendations in the SAP. The proposed update to the Comp Plan recommends a number of land use changes along Conn. Ave from Livingston to Western Ave

Jesse G Kreier Technical glitches mean I am effectively shut out of this discussion. The system keeps freezing up.

Faith Broderick Hi Jesse -- I'm sorry you are having issues. You can call into the meeting to listen. Call in at 1-855-925-2801. Enter meeting code 9802. Apologies for the tech issues. -Faith, OP

Tim Abrams I agree. I really like the small-scale shops and restaurants along the west side of Conn. Ave. I'm hoping it can be protected even if there is some development on the East side/ elsewhere.

Tracy Lohl I like historic buildings, but I'm more worried about the impact of climate change and segregation on our society and our world. That's kind of what it comes down to for me on building housing and other land use changes.

Jonathan Guy Question for Mr. Ozberk's office.

The proposed FLUM upzones the Chevy Chase corridor, following requests from requests from developers to upzone two parcels on Connecticut. The FLUM does the same across the City. By upzoning, if approved by the Council, the properties ow...[See More](#)

Aldo Kelrast Taxes - the city gets revenue from taxes.

Faith Broderick Good Evening everyone - thanks for joining our meeting tonight. Please continue adding your comments and thoughts to this chat -- this dialogue will help inform the SAP planning work. If you have any questions you can always reach out to us at ChevyChasePlan@dc.gov. This meeting will be recorded and shared online. The meeting slides being presented will also be available on our website. Thanks again -- we really appreciate all of your feedback. - Faith, OP

Jonathan Guy Last question for Mr. Ozberk's office

The OP Comp Plan assumes an increase in the City's population of 250,000. It further assumes the affordable housing crisis will be addressed by giving developers a free rein to build new multi-story buildings all over the City with token affordable housing apartments. But it won't.

What are the plans to match infrastructure needs to this increased population? Currently all public schools nearby are overcrowded? Also WMATA is reducing transportation options.

What are the City's plans to provide real affordable housing opportunities, including paths for purchase of homes?

Thanks for considering.

Andrew Shipe They would also try to do all this building whether COVID had happened or not happened

Mara Verheyden-Hilliard For those in the chat who do not support this give-away to developers and razing of the neighborhood, and do support actual affordable housing, equity and diversity, and changing the legacy of racist displacement in Chevy Chase - please contact me at Mara.VerheydenHilliard@gmail.com . The developers are well organized and we need to be too.

Rachel Gibson I want an emphasis on affordable housing and more diversity and integration

mindy saslaw Where are the rest of the people?

Claudia Tassar please make sure to discuss any adjustments to zoning regs in regards to proposed max heights of building structures

Jonathan Guy I also have a number of questions for Council member Cheh's office

Does Ms. Cheh agree with the proposed changes by the Office of Planning to the Framework Element of the Comprehensive Plan that new development no longer needs to be "compatible with the character and scale of the Future Land Use Map land use category." ?

Robin Diener What is the set of activities interested residents can participate in, and the timeline? Will there be charrettes on different topics?

Jonathan GuyA second question for Mary Cheh's office is whether Council member Cheh agrees with the OP's proposed deletions to the Rock Creek West Area Element: community planning and development priorities, infrastructure constraints, protection of existing residential areas, consistency with the FLUM, zoning, school overcrowding, protection of public space, traffic, and parking.

Peter GosselinIf residents on this broadcast are having problems linking in or opinions about the process as laid out by Erkin Ozberk, I'd appreciate hearing from you. I'm the ANC commissioner for the west side of Connecticut back to 41st NW. Email peter.gosselin@anc.dc.gov.

Teresa Granai tried to send you and email and it was returned
i think this is a terrible format..

Mara Verheyden-HilliardThere must be true affordable housing and racial diversity in Chevy Chase and the Comp Plan does the opposite. We need social housing, non-profit development and efforts that will truly and effectively address affordable housing and racist gentrification across DC. Is the Office of Planning looking at social housing models?

Lisa GoreOK - No post on Equity? Please re-review the chat!

This chat will be an excellent tool for future academics researching how segregation was upheld in the early 21st century in places that from a superficial analysis appear progressive

Steven Seelig+100

Andrew ShipeQuestion for the panel: this will result in more and taller buildings in the area around the Chevy Chase Community Center, correct?

Peter GosselinI'm receiving emails from a large number of people who say your meeting site has crashed. It's crashed twice for me and I'm now unable to get sound or sight.

I love people who work for Civil Justice and fight to keep people out of their neighborhoods

Tracy LohErkin, most of us can't see the slides - website is pretty janky.

Faith BroderickSorry, Tracy! We will post the meeting slides after this meeting and can send them to meeting participants. -Faith, OP

Lee Fosterwhy are we not focused on the land owned by the District i.e. the library and community center. Why is the growth focused on Connecticut Ave when we have vacant buildings where Lord and Taylor was located across from a WAMATA which has a bus depot on land that would be ideal for urban housing.

Jonathan GuyFor anyone who hasn't had a chance to read the Comp Plan Task Force report that lists characteristics that the community wanted to see in any Small Area Plan, you can find it as figure 1 at <https://anc3g.org/wp-content/uploads/2020/02/ANC-Comprehensive-Plan-Task-Force-Report-1-31-2020-Final2.pdf>.
It is on the ANC website. Thanks!

Sarah M.I second Jordan Benderly's comment. If the city is serious about equity and about affordable housing, there needs to be use of nonprofit organizations. The profit motive is skewing this debate.

Tracy LohIs there any publicly owned land within the study area that can be directed by the city to equity goals, for example the kinds of nonprofit developers with a social mission that commenters are mentioning?

Ryan Keefe Yes, the library/rec center site in particular is good for this

Andrew Shipe "Gentle density" is still density.

What is "co-location?"

Rachel Gibson I'm concerned that feedback and input are going to be insular because the area is predominantly white and affluent. It's ripe for counter-productive, self-serving input. Thanks.

Pat Suggestions. Make the box larger or scalable so viewers can take a photo to keep for reference.

Andrew Shipe They are going to build on top of the library?

Lee Foster-Crowder Why do the existing affordable apartments and condos not seem to be considered in the study. It seems that the line was drawn specifically to exclude them.

Andrea Rosen The Office of Planning does not consider rent-controlled units "dedicated affordable."

Mara Verheyden-Hilliard The Comp Plan fails to address what needs to happen here, and will do the opposite - We need a strong new initiative that moves Chevy Chase away from its legacy of racist displacement and the way to do that is through bold social housing and non-profit development.

Keith S Costas As residents living one block off Connecticut Ave what consideration is being given to the residential parking issues that will occur with the additional housing and change of Connecticut Ave traffic lanes?

Simon Marks At a more basic level, I'm not entirely sure what I'm supposed to be getting excited about. But perhaps we'll find out shortly.

There are some useful thoughts here in the chat

Jesse G Kreier I did not suggest it needs to be kept all one story. But I would like to see historic scaling preserved. That means maintaining street-front facades and scale, with appropriate set backs for larger structures.

Heba ElGawish built form, massing, and urban design will certainly be part of the discussion to ensure that pedestrian oriented streetscapes are maintained and enhanced

Jesse G Kreier I would feel much more comfortable with this whole process if fairly early on we could identify the structures whose facades at least would be preserved, so we knew what was NOT going to be torn down. Having watched Cleveland Park just upzone to EIGHT STORIES in much of its historic commercial strip, I am concerned.

Sarah M. I second Jonathan Guy's crucial question about those deletions. An answer to this is required.

I would spend more time and money at small businesses in Chevy Chase if the bus lines in the neighborhood ran more often than every 20-30 minutes.

Robin Diener Agree. Public transport critically important.

*Worthy and overdue objective to add some affordable housing.

*Plan should minimize construction of new buildings and reducing costs when there are already empty buildings (Lord & Taylor--easy access to all area amenities, minimal disruption to neighborhood)

*However, not good time to have these Impt mtgs--should be in person when DC fully reopened.

*"Re-building" Ch. Ch.Library, Community Center, Safeway would take away 3 heavily used centers and only add to this stressful time--people, current and new, need these facilities open and fully functioning.

Alfred Harf1. What is the best channel for posing questions and comments (e.g., chat box on the SDAP web-site?), and how does OP envision responding to questions / comments; same channel?

Also, what is OP's aim, timing-wise, in responding to comments?

2. Needed background information for meaningful public participation in the SAP:

a. Clarification of the development densities (and associated allowable building heights) envisioned for the SAP area by the comp plan and FLUM as currently proposed for amendment

b. Clarification of the affordable housing 2025 targets for our SAP area – are there sub-area targets to allocate the 1900 units targeted for the "Rock Creek West" area, and if so how many of them are targeted for our SAP area?

c. SAP participants need a primer on the "tools" the City has at its disposal to implement affordable housing units, with accompanying explanations of the effectiveness of each "tool"

3. Does the City have a "grand plan" for how the affordable units targeted for implementation by 2025 are going to be implemented?

a. More specifically, how many are expected to be implemented using Housing Trust Fund (HTF) monies, how many via up-zoning and related PUD applications, and how many by other means?

b. How much of the needed HTF funding for this purpose between now and 2025, and much additional HTF funding will the City need to appropriate to fully fund the number of units planned for implementation using that source?

4. Comp plan-related questions:

a. Do the comp plan amendments as proposed lessen opportunities for public review and comment on PUD proposals deemed compatible with the comp plan as amended?

b. Once the SAP is completed and adopted by the City Council, what bearing does it have on the comp plan as amended? This question is being asked because the ANC in its February 2020 comments on the proposed comp plan amendments urged that zoning changes sought after the comp plan amendments are adopted by the Council be tabled until the SAP is completed and adopted by the Council, to which OP responded that it could not do so since it has no jurisdiction over zoning matters.

ashley stephensWe will do our best to answer all questions this evening the chat as well as taking a look at the comments after the meeting

Any comments not responded to here will receive a response as we circulate the notes

Thank you

Parking is a crucial issue in the neighborhood, particularly in the couple of blocks off Coon ave. It is important that any new housing includes sufficient parking so that the new residents will park at their building and not spill over onto the side street. Bicycle lanes do no...[See More](#)

Tad BaldwinYou mean free parking. Every building has plenty of paid parking currently

Peter GosselinI understand you intend only two more community meetings besides this one before writing your plan. Is that correct? If yes, how can members of the community seek more meetings? And how can members of the community ask for different formats?

Marelise VossEquity means a people-centered, not developer/corporate-centered approach. The city must subsidize production of a higher proportion of affordable housing in residences rather than a token percentage of affordable and the rest typical market rate.

Jonathan GuyOne great equitable improvement would be to have dedicated housing for DC employees, teachers, police, firemen etc. who work in CC.

Transferring billions of dollars of increased property values to out of state developers for nothing in return does not serve any equitable goals.

Rachel Gibsonlike ^

Chris LeinsWill this process prioritize the comments and feedback of residents living within the affected area on the map below?

Jim FeldmanI do not think that increased density by itself would likely lead to more affordable housing. But given the huge demand and limited supply of housing in DC, I do believe that we must build more housing, and thereby increase supply, if we are to do anything about the housing problem.

Tad Baldwin It looks like the chat section is frozen.

ashley stephensYou may have to refresh your page; that happened to me on here as well

Mara Verheyden-HilliardThis meeting is frozen for many people and is not meeting the requirements for open meetings. And deleting selected comments is also wrong. We have the right to communicate with each other here.

Faith BroderickHi Mara -- I am very sorry for the technology issues. All of the comments in this chat will be saved. We will not be deleting any comments. Thanks again for your participation. -Faith, OP

ashley stephensThere have been no deleted comments. Did you pose a question you don't see? I want to make sure I didn't miss your questions

Kevin MulshineDoes the work on the comprehensive plan Proceed as the SMP is prepared?

Jennifer LeeteIncreased density here must lead to increased capacity at our schools. We are a proud DCPS family and all of the schools in this area are already overcrowded. Probably beyond the scope of this meeting, but very important.

Tracy LohSecond this! Let's build more school capacity!

Jennifer LeeteAgree that historic commercial strip and architecture should be preserved. There is still plenty of room for change.

Marisa R-M This area is rich with alleyways and detached garages. Can we do some incentives around building accessory dwelling units to create new affordable / rentable housing?

Tracy LohLove this idea

Connie RosemontI know this is a land use plan, but Connecticut Ave is one of the heaviest commuting streets in the city. Does that leave room for increased density? Or, in another vein -- how will the busyness of Conn Ave be addressed? I'm also curious about traffic calming initiatives for crossing back and forth to visit neighborhood businesses.

Paul BoyleYou just answered our question about recording comments Thank you

Claudia Tassaraiif we're registered here, will we by default be informed of the visioning sessions starting this spring?

Andrew Shipe Please confirm: will there be more and taller buildings in the area around the Chevy Chase Community Center?

Susan Garcia what is the allowable building height along Connecticut Ave in this small area plan? Is it consistent? Will we end up with hi-rise all along Conn Ave?

Andrea Rosen The small area plan does not dictate the building height; rather the proposed Future Land Use Map dictates that. The proposed increased density translates into 5 or 6 stories, but there are bonus densities awarded by the Zoning Commission for affordable housing (required by inclusionary zoning) and any additional affordable housing.

Heba ElGawish If the meeting and chat are frozen, please refresh your browser

Pat Can you please post how many folks are on line for this meeting? . Or is that someplace I can easily find? We need more meetings - this is such an important subject and meetings should be advertised and more broadly available Perhaps on Zoom? This is a horrible platform

Faith Broderick Hi Pat - there are currently 300+ viewers. There will be more opportunities to engage with the planning team. Please click the 'sign-up!' link above to learn about the upcoming meeting schedule. Thank you, -Faith

Pat I find it interesting that the photo you use of the Connecticut Avenue corridor depicts green space and the low Safeway bldg., and CVS and folks crossing a not very busy Connecticut Ave, it looks pretty bucolic and not something you should disrupt

Libby Martin Great recommendation by Lisa Gore about the Office of Racial Equity

Mara Verheyden-Hilliard Social housing is not "akin" to public housing. That is a false statement.

Marelise Voss From a ChCh parent of public schoolchild: How does OP reconcile its vision for increased population in Chevy Chase DC with (1) existing and increasing overcrowding in local public schools throughout the pipeline, and (2) the proposed elimination of nearly all Metrobus lines serving the area?

Ellen McCarthy To be more precise in response to a previous caller, Small Area Plans are considered legally to be "supplemental guidance" to the Comp Plan, so if anyone proposes a zoning change, the Zoning Commission must look first at the Comp Plan, but then they would look at the Small Area Plan, as a document that provides more detail. As Erkin said at the beginning of the meeting, each time the Comp Plan is amended, the Small Area Plans that have been approved by the Council since the last amendment are incorporated into the Comp Plan so they have the full legal status of the CP -- that "zoning may not be inconsistent" with the Plan.

Andrew Shipe Are you talking about closing the CC Library and basketball courts again so that they can add stories onto it?

beth hesler It looks like the SAP for Chevy Chase is preceding Friendship Heights' SAP, - which is important because the currently available land area is much much larger in FHts than that currently available in Chevy Chase, and there is significantly more transportation infrastructure available: Metro + Bus hub + roadways -- but it is important to recognize that appropriate solutions for Chevy Chase do not need solve all the housing needs in the area. I am excited for the option to increase density and welcome new investment, but the scale of the neighborhood should be carefully considered as we move forward.

Jennifer Leete I second this too

Stuart Miles-McLean Agreed. The presenters made it sound as though OP will insist that the CCDC SAP exist as if in a vacuum and that makes no sense.

Andrea Rosen Please use Zoom next time. And let everyone see everyone.

Teresa Grana agreed this is just a terrible format..

Neighbor I've seen a lot of critiques of "developers" in this chat. I'm curious - who in the neighborhood built their own home, and who lives in a home that was at some point built by a developer? Are all homes built by developers objectionable?

Mara Verheyden-Hilliard why are you posting anonymously?

Cheryl Cort We are hopeful we can look at adding mixed income housing along Conn. Ave. Public sites offer opportunity for deeply affordable on top of library & community uses. Great opportunity to meet fair housing goals.

Lee Foster-Crowder Can you provide a flow chart that shows the decision making process for the growth of the SAP area and to any change to the rules governing density and height limitations? Who makes the decisions at each stage of the process? If it is a committee, are the members of the committee made public? Are all meetings open to the public- with advance notice of time and location to maximize neighborhood input?

Stuart Miles-McLean Good questions.

Michele Wolin Re the ANC representing the community, many people have been completely unaware of what the ANC has been doing with respect to these matters. And I will also say that some of the ANC have their own viewpoints on these issues -- which is fine -- but they don't necessarily represent the views of their constituents.

Mara Verheyden-Hilliard I agree as well. The ANC disregarded the significant constituent opposition to the Comp Plan, including its failure to concretely address racist displacement and affordable housing and punted to this small area plan, rather than represent the constituent concerns.

Peter Lynch Thanks everyone! What would the city like to see from Chevy Chase at the end of this process? What would be a successful end goal?

Diane Sullivan Will you look at Chevy Chase Pavilion, Mazza, the Lord and Taylor site, and areas around FH Metro as part of this study?

Michael Zeldin are you coordinating with WMATA? We hear of plans to cut bus transportation within the SAP area. Obviously, if there is no public transportation this should impact growth plans.

Andrew Aurbach If anything, metrobus should be expanded to encourage a variety of viable mobility options.

Stuart Miles-McLean Will the SAP process consider abandoning the \$20 million dollar project to rehab the CCDC Rec Center and instead combine the CCDC Library and Rec Center land, raze those structures, and build a multi-purpose public building, that is: elementary school, library, and rec center -- all of which would be able to support each other's functions and operations? This would present opportunities for 'green' elements, e.g., green roof, solar panels, geothermal heat, etc.

Marelise Voss That would be a fantastic use of money and space to solve glaring problems (e.g., school overcrowding) and achieve the mayor's goals for equity and education.

Tad Baldwin Great idea for the library site - Stoddert in Glover Park is both an Elementary School and a rec center.

Andrew Shipe Please explain what the next step is, and how the public may provide input.

Faith Broderick Hi Andrew - please click the 'sign-up' link above. By signing up, the project team will be able to share immediate next steps which include visioning meetings, survey questions, and project updates. Thank you, -Faith, OP

Beryl Benderly What recourse will residents of the blocks between 41st and Nevada to changes that affect their homes?

Juliet Zucker Is there any way you can have the slides on the entire screen & remove the talking heads?

Lisa Gore Will the new CORE team under the Council have an opportunity to weigh in on SAP processes?

Pat More meetings!

Tim Abrams I agree that we really need a public design charrette so we can all better understand the opportunities for development while retaining DC Chevy Chase's neighborly character.

Anthony Bugeja Please do something about these broken sidewalks. Let's take care of the basics first. Start with the northwest corner of the Connecticut Avenue and Legation Street NW intersection.

Steven Seelig 311 is very responsive.

Andrea Rosen The development industry builds mostly Class A apartments. The current vacancy rate in Class A apartments is nearly 18%. There isn't a shortage of housing. There's a shortage of affordable housing.

Christopher Dorval This is a project that screams for being suspended until we are back to normal and can engage in person to reflect the will of the neighborhood.

Simon Marks Correct.

Channing Foster I agree about reflecting the will of the neighborhood.

Andrea Rosen Yavol. However in a month or so, the Comp Plan will pass with maps that have greater density for upper Connecticut Ave. We won't have a SAP yet, but property owners will be able to sell their lots at newly inflated prices. That will set the stage for the densest possible construction, and we will have no say in affordability or other community benefits, other than at the library/community center site.

Simon Marks Video's a bust. The phone line works, but then of course you can't see the slides.

Tracy Loh Simon, try refreshing, I got the video and chat to work.

Ellen McCarthy Be sure to explain that whatever recommendations come out of the Small Area Plan which might call for changes in permitted heights and densities will NOT happen unless the Office of Planning or property owners request an increase in zoning, which would then have to be considered by the Zoning Commission, with input from the ANC, then a public hearing at which anyone who wishes to testify will be heard. The ANC is granted "great weight" in that process by the Zoning Commission. So,

the Small Area Plan is not self-executing. There will be many more steps before any changes in scale are adopted, and all those steps provide for public input.

Kevin Mulshine That is good to know.

Pat We need more meetings as neighbors begin to see these documents

Faith Broderick Hi Pat -- there will be more meetings and opportunities to talk to the OP Planning team. You can always click on the 'Sign-Up' button above to subscribe to updates and meeting announcements. Thank you, -Faith, OP

Marisa R-M Would love to see more capital bike share stations and protected bike connections to friendship heights metro.

Tiffany Lillie Is there additional cafes, restaurants, and outside meeting space in the plan?

Elana Suttentberg Can you explain the difference between the geographical boundaries on the different maps? Would zoning only be modified on the Connecticut Avenue corridor? What would happen within the Nevada/41st border? Thanks.

Sarah M. I repeat my request: please include projected profits for developers and the role of developers in this process. Transparency please. It is a naive request, of course. But the profit motive is distorting everything.

Elan Sykes If people are concerned about the profit motive distorting developer incentives, what about landowner profit motives?

Jonathan Guy Is there DC funding so the ANC can engage planning professionals, architects to come up with a small area plan that addresses affordable housing in a real and meaningful way while addressing the concerns raised concerning infrastructure, schools, etc

Mara Verheyden-Hilliard Are you looking at social housing for this area? I have not seen or heard this question addressed.

Susan Garcia can you clarify that this small area plan provides guidelines for land owners to develop. this plan does not state that properties must change. is this correct? Also does the district have plans to re-develop the CC Library with residential above it and higher density?

Neil Flanagan Acquisition of land for affordable housing is important. Is there a program whereby homeowners can donate their houses to a Community Land Trust, which could then up zone the property and build affordable housing? Seems like a great way for people to really get involved.

Eric Spencer I agree with Kevin. There needs to be more affordable housing in the form of single family dwellings so more black and brown people can enjoy all that Chevy Chase has to offer.

Erkin Ozberk Hey Folks - Actual Erkin here. There is a glitch with this system if you are viewing from a forwarded link, so if you are commenting as me, please enter www.publicinput.com/chevychase into the browser above to view as "not me"

Will the chat also be recorded?

Mara Verheyden-Hilliard "A little more housing" does not equal affordable housing. There is not public policy interest served in opening up density restrictions for more luxury housing.

Robin Diener Agree.

Jordan Benderly Is there a specific problem that the SAP for Chevy Chase is seeking to address?

Simon Marks I second this question.

Ellen Bass I am a bit mystified by the comment (which was supported by others) about developers' role and profits be made "transparent." There is no way OP can force developers to do anything. This just sets the parameters of what can be built. If you want input, support PUDs which allow comment on particular projects rather than Matter of Right projects.

Who are you targeting with regard to affordable housing when you have green lighted rampant development turning perfectly good modest homes into McMansions all over our community doubling the costs for home buyers as a matter of right?

Robert Sterne Having grown up in Chevy Chase, Maryland at Bradley and Connecticut, and now having bought a house in Chevy Chase DC on Livingston Street, I hope this process does not result in our historic Chevy Chase Circle becoming another downtown Bethesda. Downtown Bethesda is a planning nightmare and has totally destroyed the Bethesda community.

Peter Gosselin Council member Cheh won an allocation of \$150,000 for this planning process. That money needs to be used for a professional facilitator with a better meeting process and technology. I can no longer see or hear the meeting and that's true of many other people. Without fixing these problems, there is no way this community can come to a consensus about change.

Christopher Dorval totally agree. pretty sad showing.

Stuart Miles-McLean Agreed. Even with the current pandemic induced challenges, a better format should be employed for meaningful participation, not just an opportunity to post comments.

Do private property owners along Conn. Ave have to follow the recommendations of the SAP?

Andrea Rosen 80% of AMI (aka MFI) is no longer the standard for affordable housing with regard to Inclusionary Zoning, so I am surprised that Mr. Pelletiere is citing 80% as affordable. It's generally acknowledged that people earning 80% of AMI can afford market-rate housing.

Kyle Brewer This is a good point, but it is also important to note that market-rate apartments are the most affordable option in Chevy Chase right now. A \$2,000 a month apartment is far more accessible than a \$2 million home.

Andrea Rosen Speaking of acquiring land at reduced cost, has OP considered NOT increasing density on the FLUM for upper CT Avenue to Medium Residential in order for the city or a nonprofit entity to acquire the lots at the current value rather than a value inflated by higher density--and then enjoy greater flexibility in how they are redeveloped? The Framework confers a lot of bonus density for a lot of affordable housing!

Tiffany Lillie DCPS should be part and parcel to any housing plan. Currently, Ward 4 and 3 schools are over crowded. What are DCPS's plan to find new space or build new schools? School planning should be as robust and active as the housing plan.

Andrew Shipe But the bottom line is that there will be more and taller buildings in the area around the Chevy Chase Community Center. Can the panel confirm or explain?

Lee Foster What is the definition of affordable housing in DC?

Margaret GrieveHow will your existing conditions study take into account long time homeowners with modest incomes that want to age in place?

Mara Verheyden-HilliardThis meeting is inadequate and is not allowing for full public participation as many are being frozen out for substantial periods of time. There must be additional meetings scheduled as this is not meeting any threshold requirement.

Jamie Butlerrefresh your screen

Stuart Miles-McLeanHow will you protect the local small business owners? Lots of other re-visioned and rebuilt neighborhoods in the City and broader area have driven local businesses out and replaced them with national chains. The developers and landlords don't care, they just want tenants that can pay the rent. Have you seen the book "Small Town in the Big City" by Peggy Fleming and Joanne Zich (CCDC residents) published in 2005? It would give you some additional insights into the neighborhood.

Jennifer LeeteI second this (the larger point--have not read the book)

Ronald B KahnCan our SAP include areas in Ward 4?

Andrea RosenWhy would it? The Chevy Chase Gateway is CONNECTICUT AVENUE.

for those of us east of Broad Branch and Lafayette families are Ward 4 and are quite often on Connecticut Ave and also interested in the development of this corridor

Erkin OzberkWhat is the coordination of this plan with 1) WMATA eliminating/reducing bus and metrorail 2) modernizing infrastructure? How much of this will be affordable (whatever that really means) because if the largest percentage is high priced, then this is a smokescreen of a gift to developers and not about equity

Simon MarksThe YouTube feed shows only entirely frozen speakers. No video nor any screen sharing.

Tracy LohIt might be helpful to define these acronyms for people who aren't familiar.

Jonathan GuyHello Thanks for scheduling this. I have a question for Mr. Ozberk and his team. No need to respond now.

Has he had an opportunity to review the the Comprehensive Plan Task Force Report and Recommendations, dated Jan 23, 2020 particularly, the characteristics to be included in a Small Area Plan, Figure 1. Those characteristics were developed following extensive community outreach, discussions with DC Council members, and discussions with the Office of Planning. And does OP agree with incorporating those characteristics in a Small Area Plan? Thanks much

Can we just cancel this meeting and tell the youths to move to texas instead?

Jamie ButlerThere's real problems with the technology. I got bumped off and now I can't access the video, only the audio. Is there a limit on the number of people who can live stream this? And now it's buffering and I can't hear anything.

Jordan BenderlyIf you sincerely want people to participate, why are you cutting off questions?

Tim AbramsWill DCPS be speaking at any of these public SAP meetings? There seems to be a fair bit of concern about the future of already overcrowded Ward 3 schools.

Michael ZeldinThe land use plan does envision upzoning and you need to be more transparent about this. What the specifics are need to be determined but upzoning is expected.

Susan Garcia IZ Units are included in the total allowable Unit count. IZ Units are not in addition to the Unit count of the development. PH's are a different category of FAR but PH's are set back from the allowable building ht and not typically visible from the street

Keith S Costas Is Mary Cheh still on the call?

Teddi Ann Galligan How tall of a building casts a shadow on the sidewalk on the other side of Connecticut Avenue?

Faith Broderick The SAP map boundary can be found on this webpage. If you scroll down you can view the boundaries that Erkin just mentioned. -Faith, OP

JD I guess it should be re-stated since people don't seem to understand. This will allow people to use their property differently, it WILL NOT FORCE them to do so.

Aldo Kelrast Enable not allow - zoning relief would likely still be necessary.

Andrew Shipe They would take the library and community center, where kids currently play basketball, and build a taller building or buildings over it?

Andrew Shipeso 5-6 stories in total

Chris Leins Will there be a survey of residents that live in the affected SAP area?

Neighbors should consider a recall if their ANC does not reflect the majority opinion of their constituents. This is way too big of an issue not to be represented appropriately.

Lisa Gore Yes Renee! Thank you! Go SMD -1!

George Lang It is ironic and a bit sad that the picture of Conn. Ave on this website is the before picture and not the after.

How is this a Kickoff meeting with only two left?

Allen Seeber And is there sound?

LD...and these glitches are exactly why this conversation should be in-person, once DC lifts all restrictions. As I mentioned in an earlier comment, the library, Community Center, and Safeway operations should not be further disrupted--all three, in addition to the stores and restaurants--need to be open, especially due to all of the closings this past year. Everything is heavily used by all ages in the neighborhood, and this is not the time for more closures/disruptions.

Steven Seelig This platform is not great. But to only listen to people who show up is clearly wrong. That will skew against people who are disabled, or who work, or have small children.

take a drink for every time someone says they're "all for diversity, BUT"

Rick Tempchin Who owns the row of buildings on either side of Connecticut Avenue just north of Livingston? What is their connection to the neighborhood?

Kevin Mulshine You might look for the parking plan on the ANC website. We had the names of owners in that effort

Mara Verheyden-HilliardWhat is the number of vacant units in DC right now, and further to drill down, in this area? And if you don't know are you doing this survey as that would be foundational to the argument that you need more density.

Stuart Miles-McLeanPost-pandemic life is a huge unknown at this time. The demand for particular kinds of housing units is undergoing dramatic change at this time. People are spending orders of magnitude more time at home than they ever imagined, meaning some of the very small apartments that were surging in popularity just a couple years ago are now much less so, since roommates and family members simply can't be on top of each other while trying to work all day -- much less try to remotely educate their kids! Businesses are already considering not bringing their employees back to the office full-time in the foreseeable future. This should be folded into your analyses and projections for the community.

Agreed and public transportation has plummeted due to people wanting space and protecting their health and social distance in their cars. WMATA plans include eliminating both of our bus lines by 2022.

Andrea RosenThe Comp Plan Task force envisioned getting significant affordable housing if Connecticut Avenue had to be redeveloped. It now seems unwise to significantly up-FLUM privately owned properties along the corridor, because doing so inflates the market value of the properties, making it financially difficult to develop affordable housing there. If the Mayor and OP were seriously interested in obtaining more affordable housing in Ward 3, why not purchase properties at their current, RELATIVELY low value, without up-FLUMing, and then earn extra density through redevelopment with serious affordability? Purchase the properties and then convert them to the nonprofit structures for gleaming affordable housing.

Those new people can live east of the park! DON't force them on us

Tad Baldwin post your name

Lisa GoreEquity means that one race or group is not negatively impacted more than others. DC affordable housing has left out significant numbers of Black residents that are not in the 120%-80% AMI groups.

Andrew ShipeThe developers would try to do all this building regardless of equity/diversity.

Jonathan GuyWithout input from the community, the Office of Planning has already asked the DC Council to approve its changes to the Comp Plan that weaken protections for communities across the City and upzones vast swathes of the City for no consideration from developers. Will the Office of Planning agree to put any weakening of community protections on hold until a small area plan has been finalized and considered by the community as a whole and one that show real affordable housing benefits?

Sarah M.Thank you for your comments, Jonathan.

Cheryl WassermanIf we want to preserve existing small businesses by maintaining current development facing Connecticut Avenue on a particular side of the street but allow stepped back building say at 3-4 levels behind is that possible? Will VISIONING actually deal with physical attributes and modeling or are you just talking policies and words?

Jesse G KreierSensible. A way to provide housing w/o damaging the character of the streetscape.

Tim HannapelHuge kudos to ANC 3/4G's housing task force report, and many thanks to all who worked on it. So important to understand the pretty ugly racist history of the creation of Chevy Chase DC

Kevin MulshineI agree. Thanks to the HCCDC work on developing the history.

Ann Willemsen would encourage you to also think about the concept of Belonging (Targeted Universalism speaks to this) as part of this work.

Rachel Gibson Equity means to me that more POC will be welcome and included in this area.

Will Minneapolis's fate sound be Chevy Chase's too and all across our city for that matter? Ending Single Family Home zones legislation already proposed by CM Nadeau.
<https://tcf.org/content/report/minneapolis-ended-single-family-zoning/>

Jesse G Kreier I am confused about whether the scope of this exercise is CT Ave, or a broader area that includes the residential neighborhoods from Nevada to 41st street?

Stuart Miles-McLean I'm sorry if I missed it, but it would be great if the chat were available later on your website to read and reflect, since there is a lot of good input here. Thanks

Claudia Tassar are there any plans to change current zoning regs for M-U3 currently at max 3 story / 40 ft. max height

Ann Willemsen If we are going to center around equity in this work (which we absolutely should), I think we (the neighborhood) need to have better frameworks to understanding equity (particularly as it needs to show up in planning/development) and language to collectively talk about equity to help form the vision for this small area plan. To what extent is that type of work planned for this process? And whatever it is, I'm going to take a guess that it might not be enough. Is there the opportunity to expand the engagement around this planning process?

Cheryl Wasserman What do you anticipate in the VISIONING process? Is there going to be physical modeling or just policy options? is it going to be block by block? Do options include preserving development which has character and small businesses but allowing step back development of 3-4 levels behind it?

Janice Moskowitz There are almost no apartments on the DC side Friendship Heights and no affordable housing. Why not develop housing in that area (e.g., land on which the now vacant Lord & Taylor building is located)? It is right next to Metro and close to other services. Why does the plan only contemplate new units on Connecticut Ave?

Lee Foster-Crowder I totally agree. It seems very arbitrary to only look at Connecticut Avenue

Rachel Gibson agreed

Stuart Miles-McLean It would be very helpful and illuminating to ask commenters to identify their relationship to this project, i.e., are they current residents within the SAP area, are they residents of the broader CCDC neighborhood, or do they come to this project from outside the CCDC neighborhood with professional or personal interests in the project?

Jonathan Guy Susan, the changes already proposed by the OP to the FLUM and the Comprehensive Plan, up for approval by the DC Council, will allow for multi-story buildings on Conn Ave all the way to the Circle. Plus all over the City. The OP changes to the Comp Plan also weakened protections for communities to object to such developments. While not guaranteeing any real affordable housing benefits. And not tying infrastructure improvements for proposed increased population of 250,000. It was a multi-billion dollar giveaway to developers for no benefit to any community anywhere in the City. Something to raise with our elected officials.

Michele Wolin

Agree with Beth Hesler that DC should be focusing on Friendship

Heights -- which now has large empty buildings and a more suffering retail area -- before focusing on this area of Chevy Chase.

beth heslerWhile i do think Fhts is a good option to consider a higher level development, but I think this exercise is to right-size options for Chevy Chase.

Andrew ShipeHow tall would the buildings be?

Jesse G KreierWe need public input throughout, not just in the "visioning" stage. The devil is in the detail.

Stuart Miles-McLeanI appreciate this opportunity. There should be many more made available to residents. I suggest you consider employing professional facilitators when you try to take up and discuss some of the more nettlesome socio-cultural issues, some of which have existed literally for centuries.

Stuart Miles-McLeanIt would be very helpful, in future meetings like this, to be able to express agreement or disagreement with others comments (like thumbs-up or thumbs-down icons). As it is, there is no easy way to let you know how any of us feel about others' comments. That would give you a quick sense of folks' reactions.

Faith BroderickHi Stuart - thanks for your feedback! The survey questions we will be adding will allow up voting and direct comment. Thank you, -Faith, OP

Jonathan GuyResponse to Aldo's comment that the City gets revenue from taxes. Sadly, out of state real property developers do not pay DC taxes on profits gained after their properties are upzoned following lobbying of DC. The gain from upzoning is conferred by DC. It should be reserved in part for real affordable housing benefits.

Aldo KelrastWait what? Out of state property owners don't pay taxes on commercial buildings - would love to see the citation on that.

Ron EichnerWrong. Property Owners pay tax on the assessed value of the property regardless of where they reside. Also the new IZ+ regulations recapture as much as 20% of any upzoning for affordable housing

What is building height max for MU4?

Mara Verheyden-HilliardWhat are your obligations to provide a concrete showing and evidentiary basis that the changes you are proposing address the affordable housing crises? That absent here. For profit density only increases profit, not affordable housing.

ashley stephensNo the chat should not be locked

Alejandro YepesAll for mixed used housing and affordable housing. Keeping the neighborhood vitality.

SusanEquity both in terms of race and income level. I deeply believe it is important to provide for both. I think diversity give neighborhood more vitality and interest.

Robert GordonEquity: How will SAP show that more housing in CC contribute to greater equity?

PatHow is your process informed by the lack of public school opportunities. Lafayette school is bursting at the seams. Are you going to address the impact on the schools? This will be particularly essential as you state you hope to encourage families to move here ---no schools no families

Channing Foster Using Zoom next time would be helpful. Would be good to see everyone and let the group interact "face-to-face"

Tad Baldwin To provide housing to lower income level households, gov't subsidies are essential. Will the city provide such funds in a timely manner?

Ron Eichner Will the plan include Transportation issues such as complete streets modifications, or shuttles to Metro and other commercial areas on Conn and Wisc Avenues?

Andrea Rosen Mr. Ozberk, your response about zoning changes is disingenuous. The Office of Planning has accepted all of the property owners' requests for increased density along that section of Connecticut Avenue on the Future Land Use Map (FLUM) in the Comp Plan, and from there it is a simple matter for a developer to ask the Zoning Commission to make the zoning for a given property consistent with the FLUM.

Erkin Ozberk Mu-4 Zone: <https://handbook.dcoz.dc.gov/zones/mixed-use/mu-4/>

Andrew Shipe This plan is calling for more and taller buildings.

Tom Quinn As this is the first meeting of the planning process, how can you imply that you know what the plan is calling for?

Tom Quinn Real Tom Quinn here - previous comment was not from me! Or maybe there are 2 of us on the call?!

Andrew Shipe Would they close the library and community center during the construction? Or permanently?

Beryl Benderly When are you going to survey the residents of the SAP area about their views on these issues. I live within it, and to my knowledge neither I nor any of my neighbors has been asked for our views. During consideration for a possible historic district, door to door survey was required.

Keith S Costas Can you guarantee 4-5 stories? And if not why not?

Kathleen Anderson Thank you for helping us create a diverse, vibrant neighborhood! I envision very low rise buildings on Connecticut with high-density affordable housing (not 95 high-cost units with 5 affordable apartments). Paths for affordable homeownership. Keeping the current "small-town, high-character feel" with local businesses (not chains).

Marelise Voss I share Ms. Anderson's vision. It is vital that the city subsidize production of a substantial proportion of affordable units rather than allow a token proportion of units among a sea of market-rate units. To have the small-business community (and architectural character of our commercial strip) disrupted or destroyed to construct mainly market-rate high-rises is not acceptable, and does not effectively meet the mayor's goals.

Stuart Miles-McLean The comments in the chat are not posted in chronological order, making it very difficult to figure responses.

Andrea Rosen The above questions is mine, Andrea Rosen. The system fills in another name automatically.

Andrew Shipe People experience it well and experience joy very well without new tall buildings and density

Kyle Brewer People who can afford a \$2 million dollar house experience it well without tall buildings. I am very fortunate to live in the area, however the only reason I can is because of the tall buildings that already exist.

Robin Diener My understanding from OP is that DC does not have good data on "naturally occurring affordable housing" NOAH. The city is in the process of trying to gather that data but does not yet have it.

Ronald B Kahn for later not this call - Can we make sure that applicable age friendly DC strategic goals are incorporated into the planning process (SAP) - aging in place initiatives / policies / access to care / design / safety.

Marelise Voss As well as DC goals for public education and similar services provided to families with school-age children.

where in this process will we identify locations for new parking gaarages? there is NOT an affordable housing crisis, there is an affordable PARKING crisis. get affordable parking and people can drive from where they need to.

Aldo Kelrast Who will think of the cars?

Elan Sykes Adding more cheap parking and encouraging car use is terrible for the climate

Beryl Benderly The ANC does not represent my views on these issues. No one has ever asked my views.

I am a bit confused about the area. You indicated in your commets that the focus is on Conn. Ave, so why does the plan extend to Nevada and 41st?

beth hesler I believe the "focus on Connecticut Avenue" pertains to where expanded density may be most appropriate.

Pat Good question.,

Jonathan Guy Claudia, those changes have been proposed already and will take place if approved by the DC Council shortly. Take a look at the Comp Plan Task Force Report on the ANC website.

Rachel Gibson good point about the alleys. they're so wonderful and love that it's a consideration!

Linda Komes What SAP have been completed in the past? Where can we go to find them to see what they look like? Were any of them done in a gateway area like Chevy Chase?

Anita Cozart Linda, you can learn about completed Small Area Plan in each Ward here:
<https://planning.dc.gov/neighborhoodplanning>

Faith Broderick Hi Linda, you can view all of OP's past planning work online:
<https://planning.dc.gov/neighborhoodplanning>
This is the first SAP for Chevy Chase. -Faith, OP

Andrew Shipe I agree with Ms. Wolin

Marelise Voss I do, too

Eric Spencer Great Question Lisa Gore. The CORE Office and the new REACH ACT will affect all things District legislation. The Comp Plan will definitely be scrutinized by CORE

Mara Verheyden-Hilliard Social housing allows for mixed income housing, with ppl from diverse backgrounds and professions, and it has been successfully employed in many places.

Jesse G Kreier For those with trouble with the video - I have found that I use the phone for audio, and video for the chat. That works.

Jesse G Kreier I am not sure I fully understood the answer to my question about the SAP scope, posed orally. Is the surrounding residential neighborhood included "as context", or could the SAP also be making zoning recommendations, for example, about those surrounding neighborhoods. Very different.

Andrea Rosen Excellent question; clarification warranted.

Phil Thomas People should email their commissioner and share their thoughts.

Andrea Rosen Indeed!

Mara Verheyden-Hilliard 60%+ of the people living in Vienna, Austria live in very successful and extremely popular social housing.

Mara Verheyden-Hilliard Will you reconvene this "first" of three meetings over, with adequate technology from the DC government so that the public can meaningfully participate?

Richard Tempchin Also, six stories is not where it ends. There is increased density awarded for inclusionary zoning (required) and other community benefits. So six stories could be seven or eight stories, especially when the penthouse is counted. Am I right?

Ron Eichner These questions about building height show why a Design Charrette is necessary to explore what this stuff really means.

Andrea Rosen Please include density bonuses when you answer the question about building height.

Keith S Costas Have landlords lower rents, then you will have affordable housing

Kyle Brewer How generous of you to sell your home for a price affordable to a family at 80% MHI (~\$400k)!

Stuart Miles-McLean What is a "house hold"? Are you targeting DINKs (that is, Double Income No Kids), or essential workforce folks and their families (e.g., teachers, cops, firefighters, nurses, etc)? This is incredibly important as the City makes deals w/ developers, since the housing units have to be sized appropriately. In addition, (as I commented on the site yesterday) if you are targeting families, then you have to put public school infrastructure in place before the families arrive.

Gwyneira Isaac Equity and equality are two different things. Equity means that all can participate and equality means the same things for everyone. Equity would mean meeting people's specific needs. Can you tell us how this plan would do this?

Sarah M. Mr. Ozberk's office: please answer Jonathan Guy's questions.

Bob Can you speak to the concept of "affordable" housing? Does it just include income restricted housing, or can it also include housing at a range of price points (subsidized or market) that increases housing opportunities for the many who are priced out of the current housing market? I think it should include all of

the above - definitely deeply affordable/subsidized housing, but also housing for households that cannot afford the market rate single family homes, which are prohibitively expensive here.

Andrea RosenTwo requests: Stop talking about the ugly racism of yesteryear perpetrated by government, and look at the racism perpetrated today by government. Displacement has been enabled by the DC government. Second, please stop talking about how much outreach/participation OP engendered around the Comp Plan. It was canned and unresponsive, very much like this presentation. I appreciate the difficulty of your position, Mr. Ozberk and Ms. Elgawish.

Tim HannapelWrong. It's hugely important to understand the historic underpinnings of racism that led to today's entrenched residential segregation. This did not happen all by itself. Of course, today's government's perpetuation of residential segregation is what brings us all here tonight.

Sarah M.Thank you for your comments, Andrea.

Lee Foster-CrowderThank you for your comments!

Stuart Miles-McLeanThank you.

Simon Marks....at a meeting where there is none.

PatWhat is your Twitter name for this group

Faith BroderickYou can find us on Twitter at @OPinDC

Marelise VossQ. How does OP reconcile its vision for increased population in Chevy Chase DC with the massive overcrowding of public schools throughout the pipeline and the upcoming elimination of nearly all metrobus routes in the neighborhood?

Gwyneira IsaacCan we find out what is the current occupancy rate of apartments in this area? It seems like some are unoccupied and could be used for affordable housing?

Stuart is absolutely correct. It would also be crucial to include the value of your home when you post a comment

Cheryl WassermanWill decisions on development be explicitly aligned with zoning options?

Alex KrefetzWill the Vision Meeting be facilitated via Public Input/CiscoWebex?

Faith BroderickHi Alex - we are exploring a variety of tools for those meetings. We want to make those meetings engaging and open to all. -Faith, OP

Heba ElGawish We will explore different platforms that better facilitate a more interactive experience

Kyle BrewerI have enjoyed living in an apartment on Connecticut Avenue for 3 years. I am excited at the prospect of more multifamily housing in the neighborhood so I may be able to buy and stay in the area.

Aakash ThakkarBerkley, CA seems to be looking at some good options to ensure additional mixed-income housing, racial diversity and better neighborhood retail. We could look there for ideas.

ashley stephensThank you for your suggestion I will this for the team to take a look

Andrew ShipeMs. Voss has a great question the panelists should answer.

Are you considering higher density off of Conn. Ave? What authority do you have over these private homeowners?

Tom QuinnZoning

Jordan BenderlyIf you sincerely want to understand how “the neighborhood” why don’t you start out by asking the people who live here? The neighborhood has been functioning very well for about 100 years. You seem to be presuming that you know better what the neighborhood needs or wants than the neighborhood itself.

Andrew AurbachThis process is happening because the ANC asked for it. The ANC represents the community.

Aldo KelrastThe neighborhood has been white, exclusive and expensive for 100 years. Some of us who live here aren't so thrilled about that,

JD^^this

Andrew ShipeMr. Miles McLean has an excellent question that should be answered.

Paul BoyleAgree with Kathleen Anderson's comments. That would be ideal.

Andrew ShipeHow do we have input from now on?

Margaret GrieveWhen will the visioning sessions be?

Michele WolinI'm strongly against "upzoning" to allow so-called "gentle density" in sf zoning. This is incredibly unfair to the neighbors, which will destroy green space and trees, and is extremely unfair to the surrounding neighbors.

Andrew Shipe"Gentle density" = density.

Kyle BrewerIf someone wants their street to remain single-family, they should buy the other lots and keep them undeveloped.

Elan SykesIt is also unfair to ban land uses that would allow more people to enjoy living in DC, which would be great for affordability, diversity, neighborhood life and the climate

Ron EichnerProperty Owners pay tax on the assessed value of the property regardless of where they reside. Also the new IZ+ regulations recapture as much as 20% of any upzoning for affordable housing

Hiya Ron. Everyone understands property owners pay real property taxes. The issue, as you know, is DC sharing in the billions of dollars in capital gains out of state developers realize from upzoning that they lobby for through their proxies. Different tax altogether. If DC did share they could use it to pay for real affordable housing. As of now DC gets nothing. That is the grossest inequity of all.

Andrew Shipethis is how we start toward 90 foot buildings though

Aldo KelrastActually its how we finish building 90 foot buildings not start.

Jeremy Sharp I would love for increased density on Connecticut Avenue. Conn is tall buildings from the White House to Livingston St, and needs more residents to help enliven the struggling retail on Connecticut. Adding affordable housing would bring wonderful neighbors to our area.

Tom Quinn Agreed. The 90 foot buildings just south of us do not seem to have diminished the quality of life at all, even those which directly abut single family houses.

Tom Quinn Wait not me - though I agree with this comment!
DC should not grow. We are a good tightly knit community and we don't need more people. If absolutely necessary we can send newcomers east

Ronald B Kahn For later not this call - Shouldn't the entire ANC 3G/4 area be included in the proposed focus area? for example for full consideration of gentle capacity / other opportunities

Stuart Miles-McLean Rather than big buildings on Connecticut, can the City work with developers who regularly apply for raze permits in the neighborhood, tear down small historic homes, then build the biggest possible home on the lot that the law will allow; and instead have them build the same size structure with multiple units? Four to six small apartments would fit within the envelope of many of these new single family homes. That would softly introduce affordable housing throughout the neighborhood, rather than risking the potential stigma for residents of big subsidized buildings on the main corridor.

Kyle Brewer This is a great idea Stuart- I think we should do both, but up zoning to allow gentle density is important.

JD Great idea! Gentle density is a must as well!

Elan Sykes Doing both would be awesome!

Tom Quinn Tom Quinn did not make that comment -- his name is being filled in automatically, by the chat, as is Tad Baldwin's.

Rachel Gibson Thanks very much for this opportunity.

Aldo Kelrast There are 90 foot buildings up and down Connecticut Avenue including just 1 block south of the Ch Ch commercial district - are people really unaware of this?

Andrea Rosen But all residential buildings of greater than 10 units must have IZ, and IZ adds another story. Also the Framework allows for added density for more affordable housing than provided by IZ. And penthouses are additional, aren't they?

Erkin Ozberk Thanks everyone for joining tonight and apologies for any tech glitches! The video should be accessible now for viewing.

Responding to Aldo/Ron on taxes again. Capital gains taxes are not DC real property taxes. As a developer yourself you know that. Billions of dollars in capital gains from City wide upzoning are kept 100% by out of state property developers. None of that helps build real a...[See More](#)

Stuart Miles-McLean This is a good example of a concern I commented on earlier re transparency of the participants -- here is an anonymous comment to two other participants that "anonymous" identifies by name as developers. This kind of 'inside baseball' will poison this community process. You can't and shouldn't ban anyone, but requiring participants to reveal their identities and role/interest in the process is critically important.