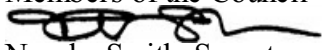


COUNCIL OF THE DISTRICT OF COLUMBIA
1350 Pennsylvania Avenue, N.W.
Washington D.C. 20004

Memorandum

To : Members of the Council

From : Nyasha Smith, Secretary to the Council
Date : Monday, June 6, 2022
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Tuesday, May 31, 2022. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Chevy Chase Small Area Plan Approval Resolution of 2022," PR24-0789

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole. This resolution will be deemed approved on Monday, October 17, 2022 without Council action.

Attachment
cc: General Counsel
Budget Director
Legislative Services



MURIEL BOWSER
MAYOR

June 2, 2022

The Honorable Phil Mendelson
Chairman, Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 504
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is the proposed resolution the "Chevy Chase Small Area Plan Approval Resolution of 2022," and the accompanying plan.

The Chevy Chase Small Area Plan serves as a guide to implement the Comprehensive Plan's policies for greater equity and sustainability and to advance the District's housing goals with a focus on dedicated affordable housing where none exists today. Additionally, the plan envisions the redevelopment of the Chevy Chase Library and Community Center, which will include civic facilities and affordable housing.

I am proud to have made Washington, DC the first jurisdiction in the country to establish affordable housing goals by neighborhood as part of our 36,000 new homes by 2025 initiative. The Chevy Chase Small Area Plan will allow us to advance more affordable housing in Rock Creek West, where we have the largest affordable housing production goal to ensure more DC residents have affordable options in high opportunity neighborhoods.

I look forward to the Council's prompt and favorable enactment of this legislation.


Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser
Mayor

Enclosures

1. Chevy Chase Small Area Plan Approval Resolution of 2022
2. Fiscal Impact Statement
3. Legal Sufficiency Memorandum
4. Final Draft Chevy Chase Small Area Plan
5. Executive Summary of Plan Revisions
6. Transcript of the April 26, 2022, Mayoral Public Hearing
7. Written public comments



Chairman Phil Mendelson
at the request of the Mayor

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7 A PROPOSED RESOLUTION
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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16 To approve the proposed Chevy Chase Small Area Plan.
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
20 resolution may be cited as the “Chevy Chase Small Area Plan Approval Resolution of 2022”.

21 Sec. 2. Pursuant to Section 4(c)(4) of the District of Columbia Comprehensive Plan Act
22 of 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985 (D.C. Law 5-187;
23 D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the Council the proposed Chevy
24 Chase Small Area Plan, dated June 2, 2022.

25 Sec. 3. The Council finds that:
26

27 (1) The Small Area Plan area is located in Ward 3. The planning area is bounded
28 by 41st Street NW, Military Road NW, Nevada Avenue, NW, and Western Avenue, NW.

29 (2) The Small Area Plan was initiated in March 2021. Between March 2021 and
30 April 2022, the Office of Planning led or participated in 45 community engagement events,
31 online and in-person, including a Virtual Design Workshop on January 22, 2022 and an open
32 house at the Chevy Chase Neighborhood Library on February 23, 2022.

33 (3) The Comprehensive Plan for National Capital: District Elements calls for
34 additional planning efforts in the planning area to analyze land use and policy impacts and ways
35 to capitalize on, mitigate, and incorporate anticipated growth (Policy LU 1.1.1; Section 304.8).

36 (4) The proposed Small Area Plan was published and made available to the public
37 on March 14, 2022, and a Mayoral hearing was conducted on April 26, 2022.

38 (5) The purpose of the Small Area Plan is to set a community-informed vision for
39 equitable and sustainable growth along the Connecticut Avenue corridor. The vision is to
40 facilitate housing production, especially affordable housing, and to improve connectivity and
41 vibrancy through context-sensitive redevelopment.

42 (6) The Small Area Plan is organized around six core themes envisioning Chevy
43 Chase to have:

44 (A) Inviting Social and Cultural Character – The Chevy Chase is inviting
45 and accessible to an increasing diversity of residents, workers, and visitors;

46 (B) Equitable Housing Strategy – Housing options in Chevy Chase are
47 expanded to accommodate a greater range of incomes, ages, and racial diversity;

48 (C) Inclusive Built Environment – The built environment along
49 Connecticut Avenue embraces well-designed and sustainable development that complements the
50 traditional features valued by residents and shoppers today;

51 (D) Thriving Retail Corridor – Chevy Chase enjoys a thriving commercial
52 corridor with a convenient mix of neighborhood-serving shops and services;

53 (E) Reimagined Civic Core – The Chevy Chase Community Center and
54 Library are redeveloped to include mixed-income housing and community gathering spaces and
55 to reinforce this site’s central place in the Connecticut Avenue corridor;

56 (F) Safe and Sustainable Mobility – Chevy Chase is a safe and
57 comfortable place to navigate, with enhanced and accessible multi-modal infrastructure and
58 climate-friendly mobility options.

59 (7) Once approved, the Small Area Plan will provide supplemental guidance to
60 the Zoning Commission and other District agencies in carrying out the policies of the
61 Comprehensive Plan for the National Capital: District Elements.

62 Sec. 4. The Small Area Plan, as submitted, is approved by the Council as a small area
63 action plan.

64 Sec. 5. The Council adopts the fiscal impact statement in the committee report as the
65 fiscal impact statement required by Section 602(c)(3) of the District of Columbia Home Rule
66 Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-233(c)(3)).

67 Sec. 6. This resolution shall take effect immediately.

Government of the District of Columbia
Office of the Chief Financial Officer




Fitzroy Lee
Acting Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Fitzroy Lee
Acting Chief Financial Officer

DATE: May 24, 2022 

SUBJECT: Fiscal Impact Statement - Chevy Chase Small Area Plan Approval
Resolution of 2022

REFERENCE: Draft resolution as provided to the Office of Revenue Analysis on May
19, 2022

Conclusion

Funds are sufficient in the fiscal year 2022 and proposed fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution.

Background

Enactment of the proposed resolution will approve the Chevy Chase Small Area Plan ("Plan")¹, which provides vision, guidelines, and strategies for implementation of the District's Comprehensive Plan² in the Chevy Chase neighborhood, which is defined by the following boundaries: 41st Street N.W., Military Road, N.W., Nevada Avenue, N.W., and Western Avenue, N.W.

Financial Plan Impact

Funds are sufficient in the fiscal year 2022 and proposed fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution.

The Plan provides a land use and design framework for implementing recommendations in the Plan area and does not commit District resources to implement such recommendations.

¹ The latest draft of the Plan is available at <https://planning.dc.gov/page/chevy-chase-small-area-plan>.

² The District's Comprehensive Plan is available at <https://planning.dc.gov/comprehensive-plan>.