

**COMMENT ON PROPOSED RULEMAKING
Z.C. CASE NO. 23-25**

**CONCERNING CHEVY CHASE MIXED USE ZONES,
CONNECTICUT AVENUE, NW, BETWEEN CHEVY CHASE CIRCLE
AND LIVINGSTON STREET, NW**

To the Zoning Commission:

Please accept this comment in the above numbered case. I am a 40-year resident of Wakefield, which is a neighborhood directly adjacent to Chevy Chase, D.C. I live one block from Connecticut Avenue within walking distance of the area involved in this rulemaking.

I strongly favor the proposed rulemaking to create mixed use zones along this portion of Connecticut Avenue and, in particular, to facilitate the building of housing, affordable and otherwise, on the D.C.-owned site where there is currently a library and community center. I go to this area often to frequent stores, restaurants and the Avalon movie theater there, so I appreciate these zoning changes that encourage such amenities and walkability. As stated in the rulemaking, the changes are consistent with and supportive of the Comprehensive Plan, the FLUM, and the Chevy Chase Small Area Plan.

It is appalling how long this process has taken since the Comprehensive Plan was last amended to increase the FLUM density amounts along Connecticut Avenue in order to encourage residential and commercial development, and I hope this rulemaking will be swiftly approved.

My testimony submitted in April 2024 in ZC Case 23-25 concerning map amendments for this area apply to this rulemaking as well, and I wish to incorporate them by reference here. This testimony is attached.

Thank you for your consideration and prompt approval.

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ZONING CASE NO. 23-25

TESTIMONY OF ELLEN BASS IN SUPPORT OF REZONING AND MAP AMENDMENTS FOR CHEVY CHASE MAIN STREET April 2024

As a resident of Ward 3 living in an area adjacent to Chevy Chase for 40 years, I wish to express my strong support for the proposed zoning changes on Connecticut Avenue in Chevy Chase. These changes will, among other things, promote the development of more housing and more housing types (e.g., multifamily) in the so-called Chevy Chase Civic Core. City agencies and residents have devoted countless hours and expense to efforts to expand the potential for this development along Connecticut Avenue, including notably amendment of the Comprehensive Plan FLUM and creation of the Chevy Chase Small Area Plan (CCSAP), both adopted into law by the DC Council.

A central feature of the CCSAP was the recommendation to build affordable and mixed housing on the so-called Civic Core site. Because it is publically owned, this site is the only practical one for significant affordable housing in the CCSAP area. These efforts continue to be opposed by an entrenched few who want no change, as illustrated most recently by an application to create a Chevy Chase Historic District (which was not supported by the Historic Preservation Office). After literally years of planning efforts to make Ward 3 a little less exclusive and more welcoming to less affluent people, I welcome these zoning changes to facilitate the process.

In addition, I believe these changes will promote more and better retail on Connecticut Avenue in Chevy Chase and

promote walkable amenities for all residents. Again, this is consistent with the CCSAP and Comprehensive Plan.

If anything, I think the proposal for redevelopment of the city-owned site in Chevy Chase is not ambitious enough in terms of the amount of housing (especially affordable housing) to be located there. So my view is that this zoning proposal is actually very modest. Not that it will satisfy those who want no change, but this proposal should be viewed by the Zoning Commission as a middle-of-the road proposal, not anything radical.

Thank you for your consideration and prompt approval.

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