

Chevy Chase sector plan Lake

Staff Draft Recommendations

sector plan process



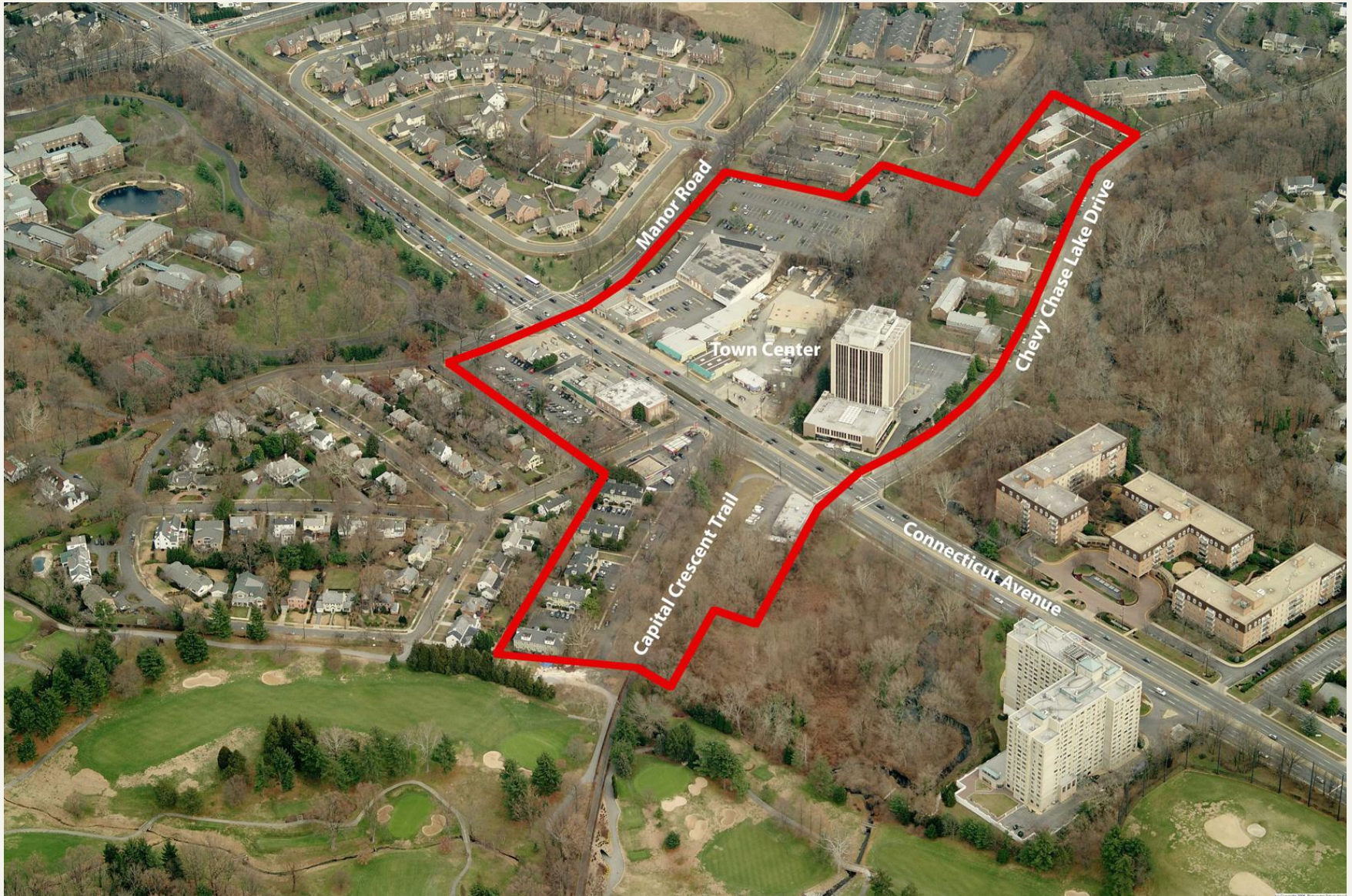
plan area



- Sector Plan Boundary
- Coquelin Run Parkway Dedicated, Unbuilt
- Capital Crescent Trail
- Parkland
- Forest
- Town Center
- Bus Routes
- ① Library
- ② North Chevy Chase Elementary School
- ③ Fire Station
- ④ Bethesda
- ⑤ Silver Spring



the town center



purpose of the plan

- Sets the standard for appropriate development densities in Chevy Chase Lake
- Staff recommendations define appropriate overall density based on community outreach and partnerships

Grow and improve Chevy Chase Lake, but don't lose its character or identity:

- keep it “local”
- preserve residential areas
- limit future development to the commercial area
- create a low- to medium-scale town center with housing/ retail/restaurant choice and a central green space

Grow and improve Chevy Chase Lake, but don't lose its character or identity:

- tie development to transportation improvements
- expand the network of open space
- improve access for pedestrians & bicycles
- address traffic on Connecticut Avenue

Chevy Chase Lake will retain its character as a green residential community and realize a livable and compact Town Center with buildings of modest scale.



Preserve community character by protecting residential areas and focusing compatible development in the Town Center.

Enhance quality of life and connectivity by promoting pedestrian-oriented mixed-use development in the Town Center and improving transportation choice.

Create new choices in the Town Center for local shopping, housing, public spaces, and transit.

phasing

- Before the Purple Line: rezone commercial land on Connecticut Avenue for mixed use – at currently approved development levels
- After Purple Line funding: rezone most of the Town Center for mixed use – at increased development levels

preserve the community character

- Reconfirm current zoning outside the Town Center
- Protect Coquelin Run
- Set criteria for compatibility
- Establish design guidelines for development & infrastructure



enhance the town center



enhance chevy chase lake shopping center

- Rezone:
 - commercial to mixed-use
 - 70 feet building heights along streets
 - 90 feet along Purple Line
- Before the Purple Line, limit development to 250,000 sf. and height to 70 feet
- Create a central public park

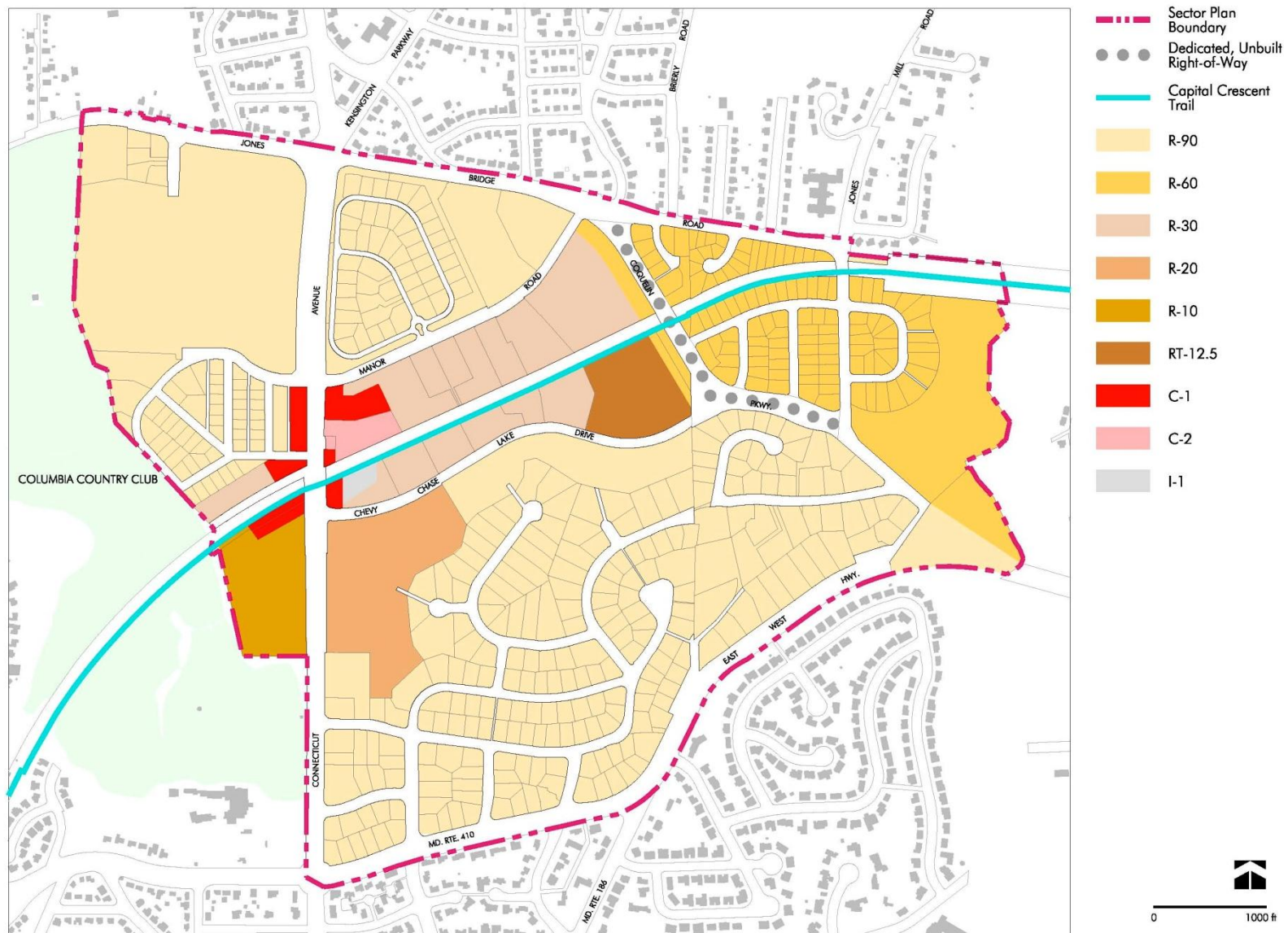


enhance the town center

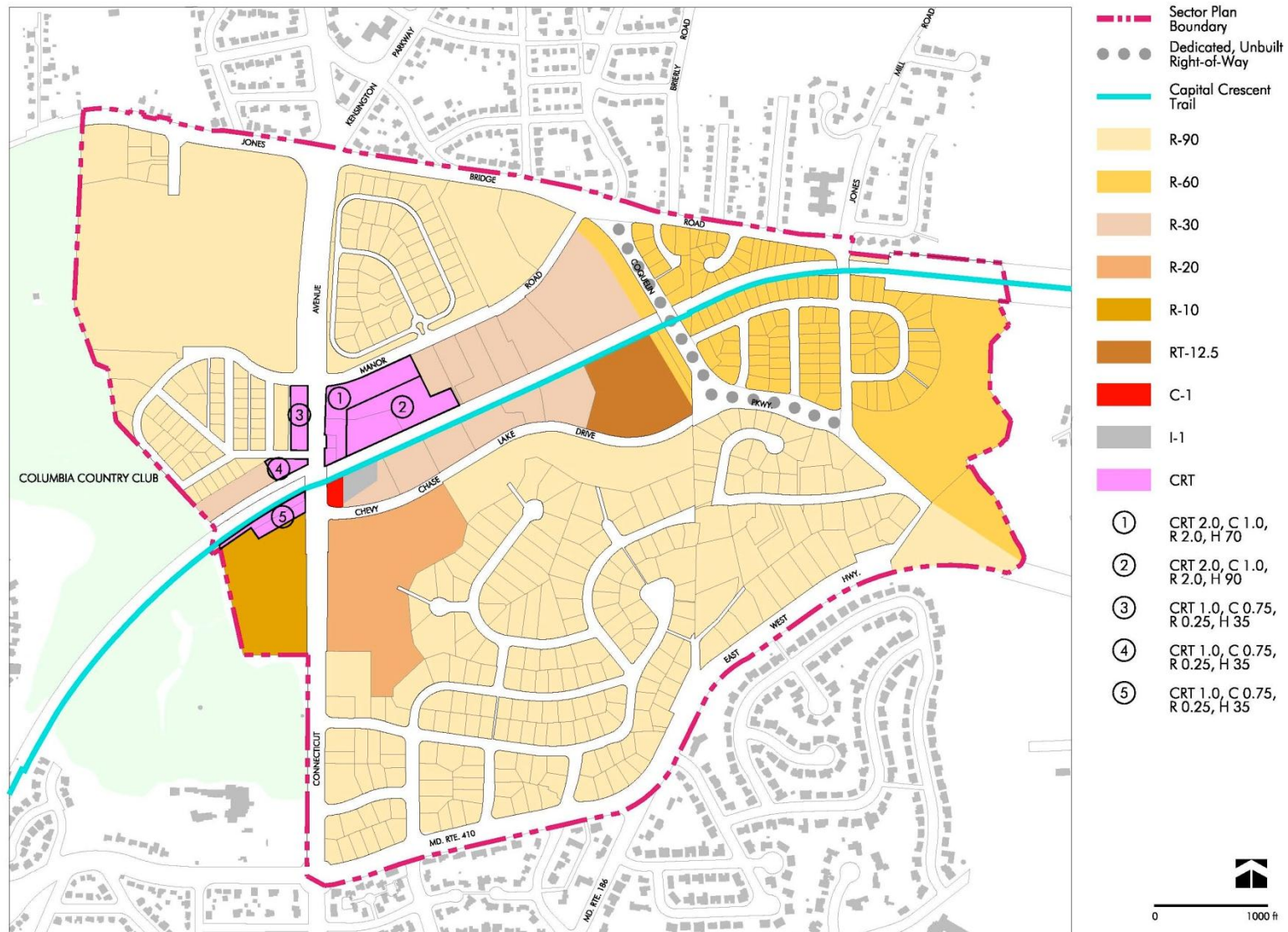
- Replace outdated commercial zoning with mixed-use zoning, at current densities.
- Reconfirm all other zoning.



enhance the town center



enhance the town center



enhance community access

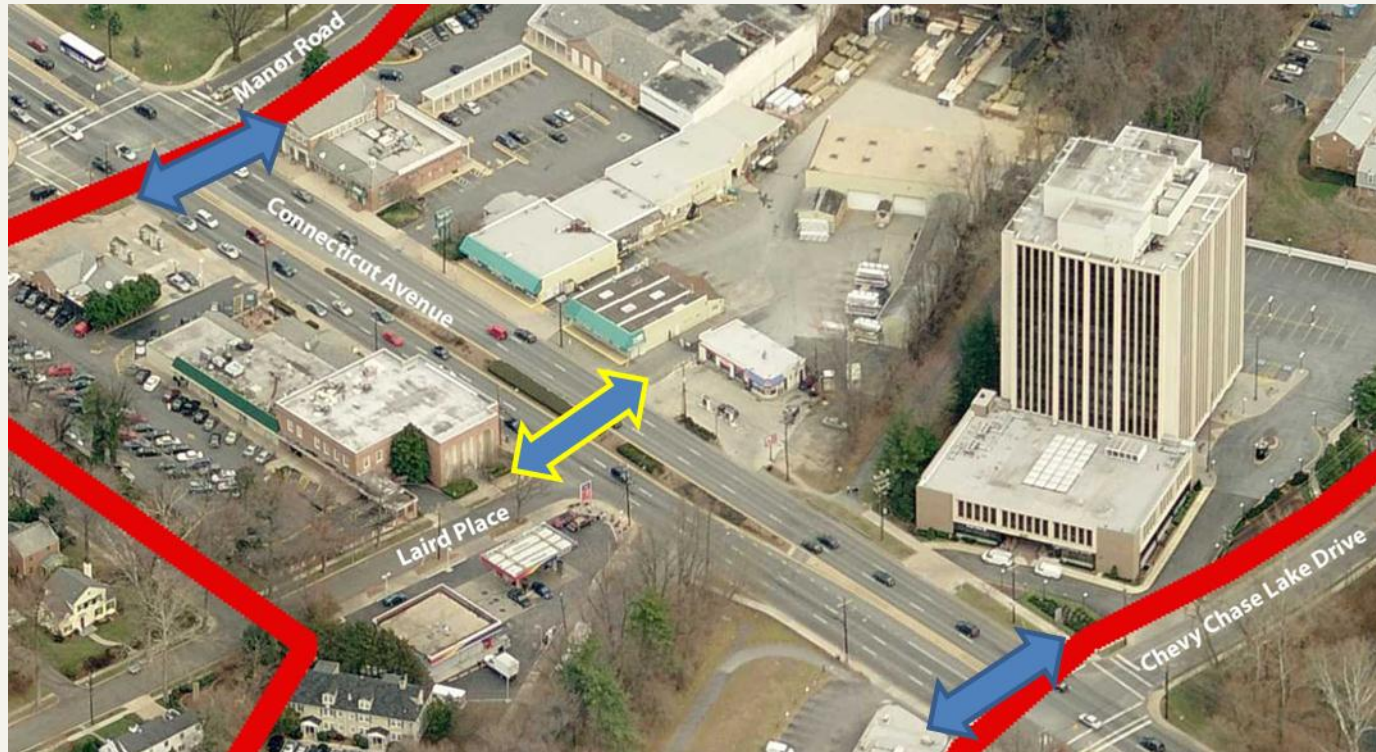


enhance roadway access

- New public street - from Manor Road to Chevy Chase Lake Drive, beneath the elevated Purple Line and Capital Crescent Trail.
- Study intersection improvements at:
 - Connecticut Avenue, Jones Bridge Road, & Kensington Parkway
 - Brookville Road and East West Highway

enhance pedestrian & bike access

- Knit together both sides of Connecticut Avenue



- Expand the network of sidewalks and paths
- Expand the network of bicycle lanes and paths

enhance the town center

Environment

- Plant more trees in new development
- Encourage sustainable design in new construction

Community Character

- Design guidelines to address ways to transition between new development and existing neighborhoods

the purple line

- The station:
 - prioritize access for pedestrians, bicyclists, and transit
 - limit vehicular access to on-street parking and rush-hour curbside pick-up and drop-off
- Design and operate publicly accessible spaces below the elevated tracks for the public's benefit
- Purple Line and Capital Crescent Trail bridges over Connecticut Avenue should reflect Chevy Chase Lake character and history

create more choice at the town center

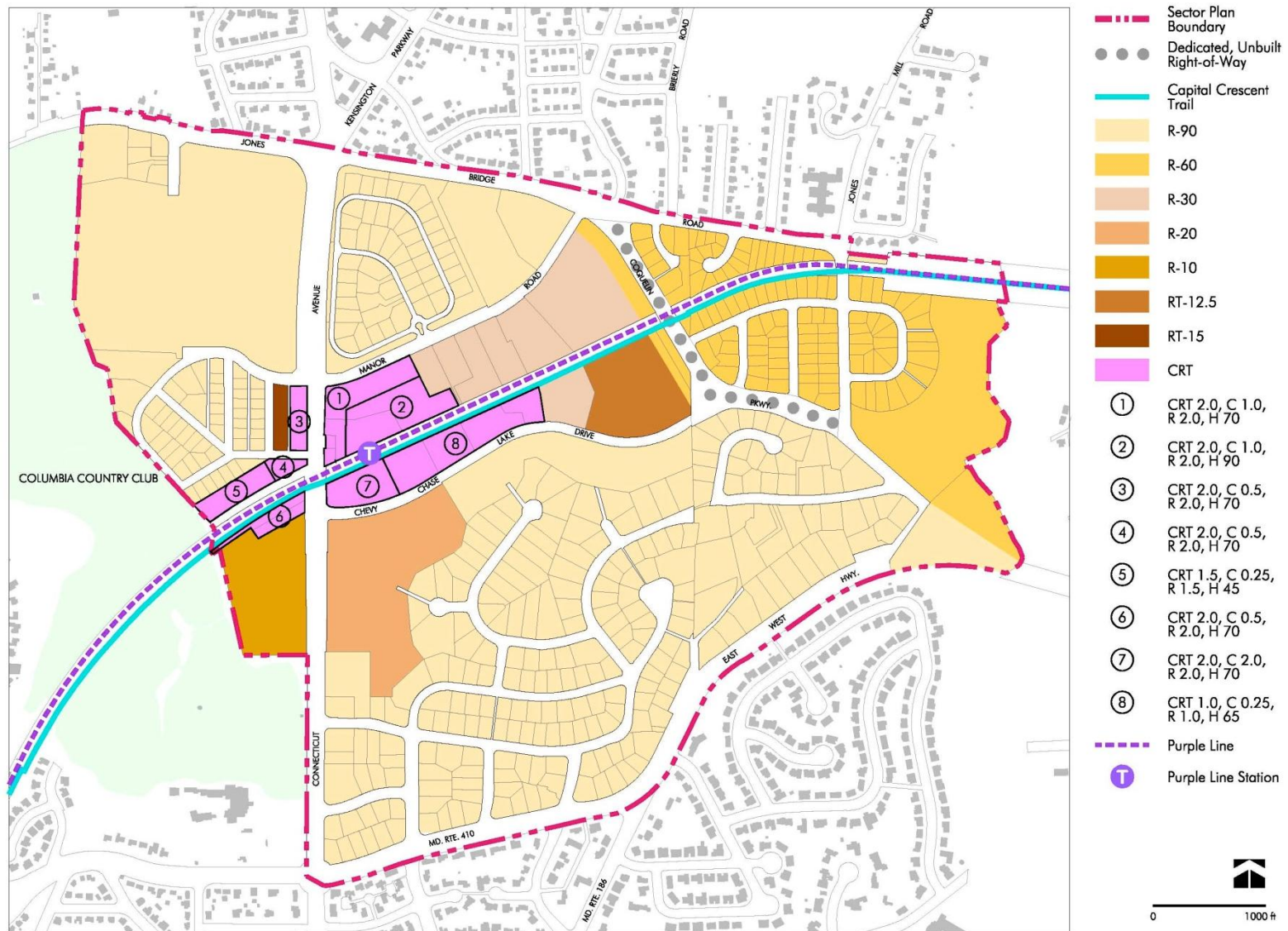


create more choice at the town center

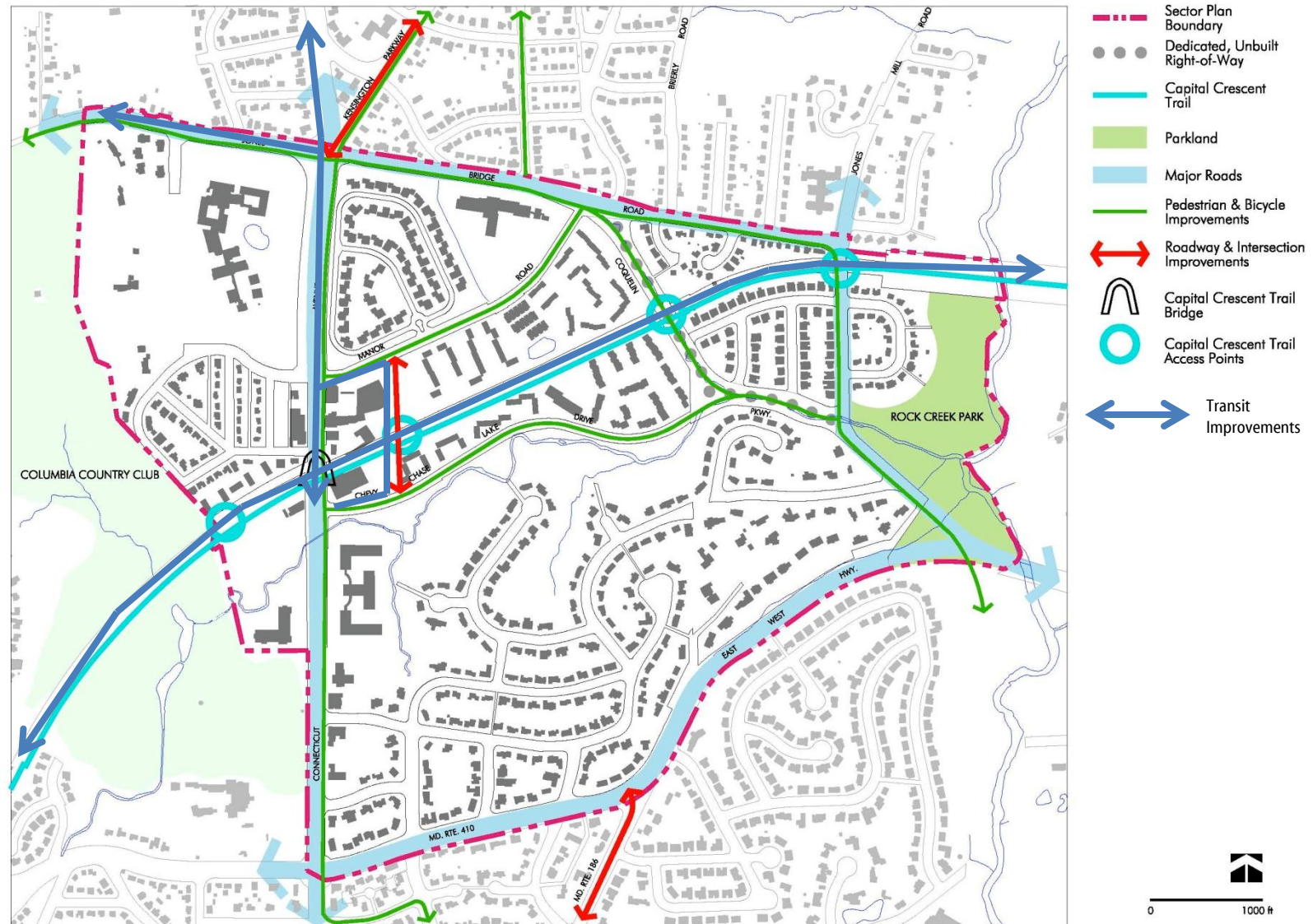
- Rezone residential and commercial to mixed-use
- Rezone shopping center parking lot for townhouses
- Building heights 70 feet max., lower near single-family
- New public park on the Chevy Chase Lake Apartments site



create more choice at the town center



create better access to the town center



create better access to the town center

- Extend Rapid Transit Vehicle (RTV) service to Chevy Chase Lake.
- Support local transit service to nearby employment centers and transit stations.
- Expand the Bethesda Transportation Management District to Chevy Chase Lake.
- Create a natural surface “Tranquility Trail” on Chevy Chase Lake Drive along Coquelin Run.
- Designate the Town Center as a Maryland Bicycle-Pedestrian Priority Area to enhance bicycle and pedestrian access.

create expanded choice at the town center

Community Character

- Design guidelines to address ways to transition between new development and existing neighborhoods
- Howard Hughes Medical Institute (HHMI)
 - Remains R-90, with allowable special exceptions
 - Provide public pedestrian and bicycle access through the property, between Platt Ridge Road and Manor Road

summary

Development Potential in Chevy Chase Lake

Land Use	Existing + Approved	Proposed	
		Enhance	Create
Commercial (sf.)	470,859	372,487	676,273
Residential, Single-Family (du)	603	603	618
Residential, Multi-Family (du)	716	866	1,747
Civic and institutional (sf.)	336,537	336,537	336,537
Totals (sf.)	2,126,396	2,178,024	3,377,810

Note: The proposed commercial and residential development levels are based on the proposed zoning, estimates of the maximum potential area of each property, and assumptions about the distribution of density between commercial and residential uses.

next steps

- presentation available online at:
www.montgomeryplanning.org/community/chevychaselake/
- staff draft sector plan presentation to the Planning Board
 - July 16, 2012
 - 8787 Georgia Avenue
- public hearing
 - September 2012
- Planning Board worksessions
- transmit to County Executive & County Council