

Chevy Chase sector plan Lake

Community Meeting

“A set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area.”



“Together with relevant County-wide functional master plans, ...referred to by public officials and private individuals when decisions are made that affect the use of land within the plan’s boundaries.”

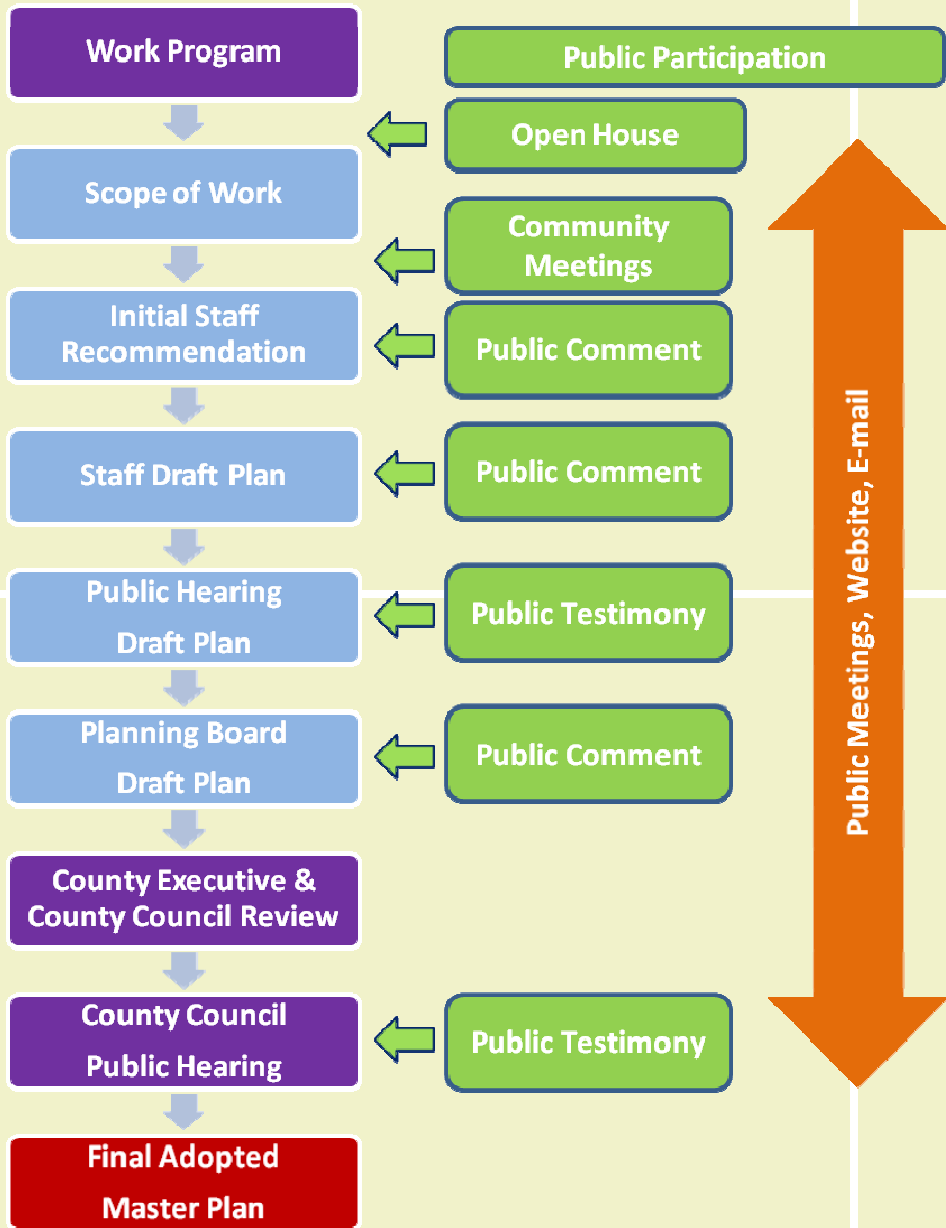


“Each area plan reflects a **vision**
of future development that
responds to the unique
character of the local community
within the context of a **County-**
wide perspective.”



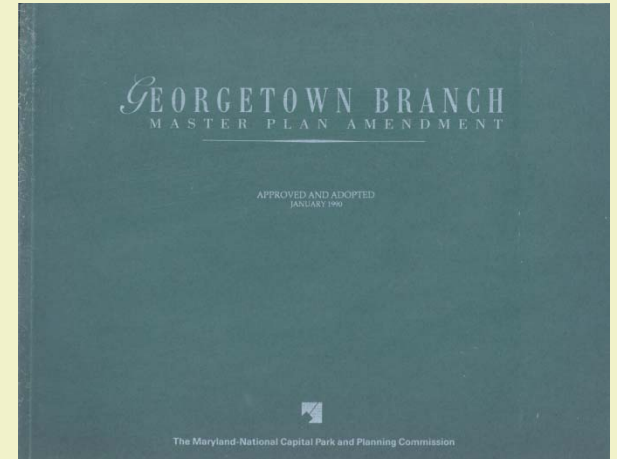
“Master plans generally look ahead to a time horizon of about **20 years** from the date of adoption, although it is intended that they be **updated and revised** about every **ten years.**”





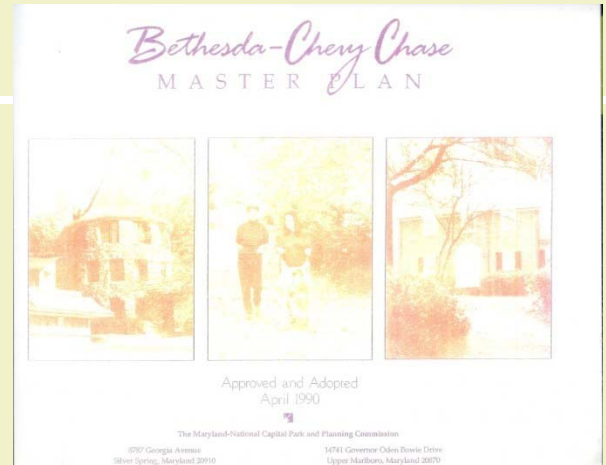
georgetown branch master plan amendment,
1990

- established transit line and bike trail on Georgetown Branch right-of-way
- located transit station at Connecticut Avenue



bethesda-chevy chase master plan,
1990

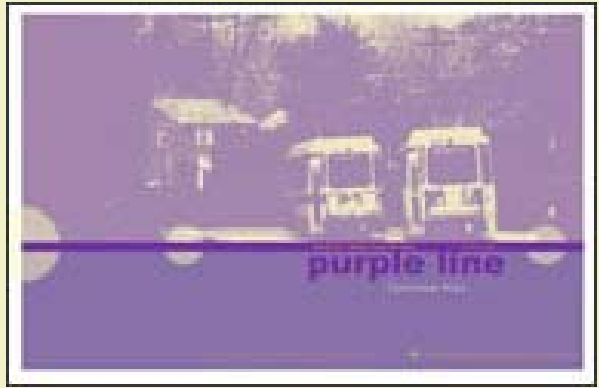
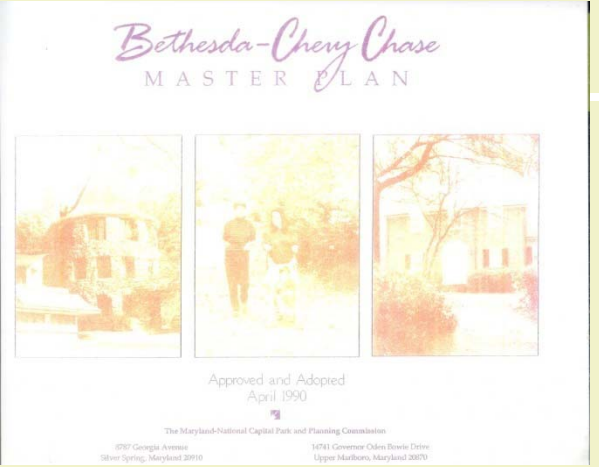
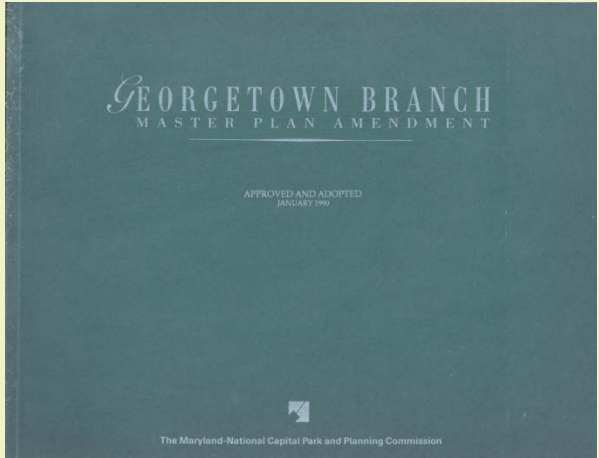
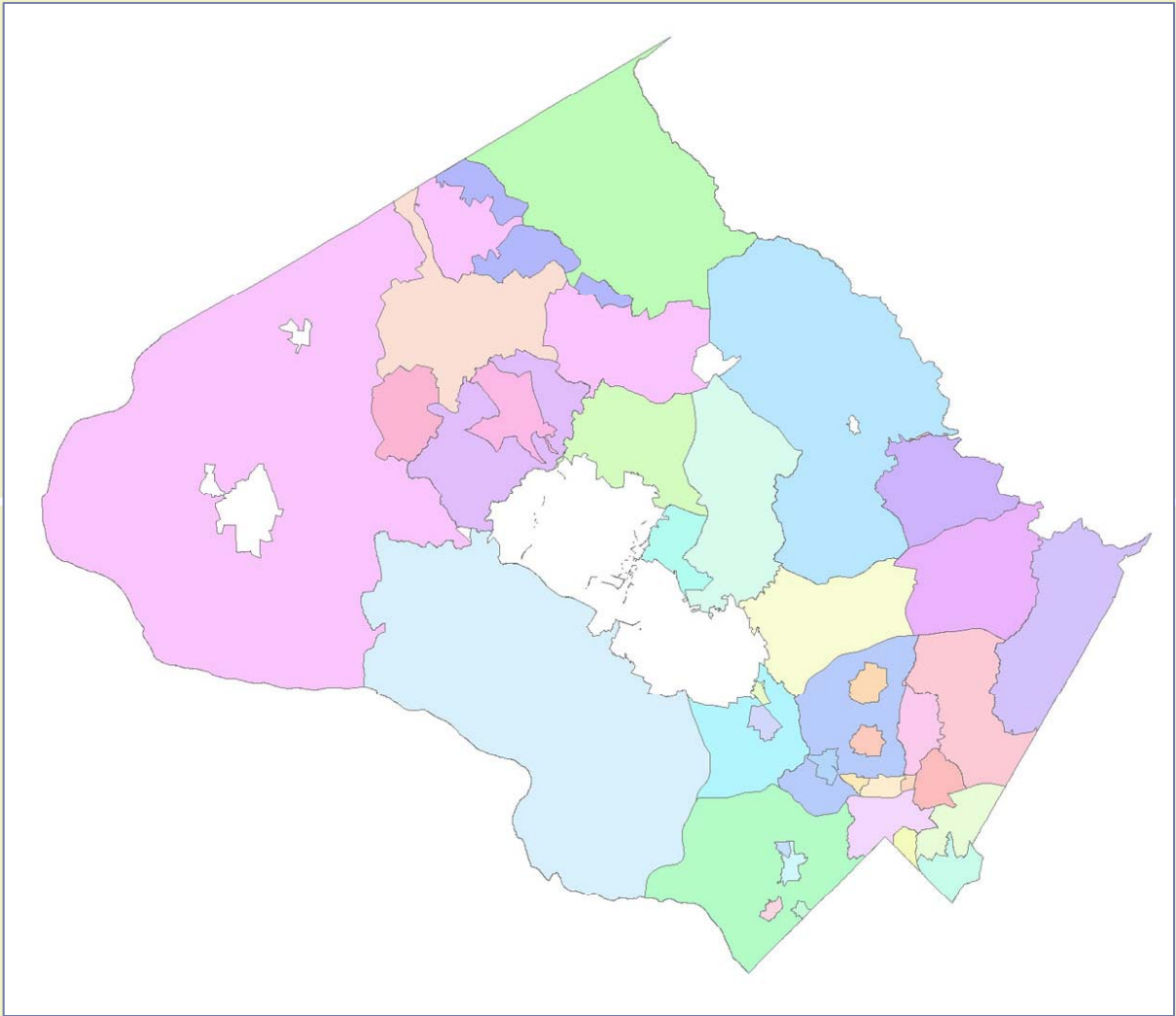
- promoted quality of place
- aimed to maintain and enhance the existing community character



purple line functional plan ,
2010

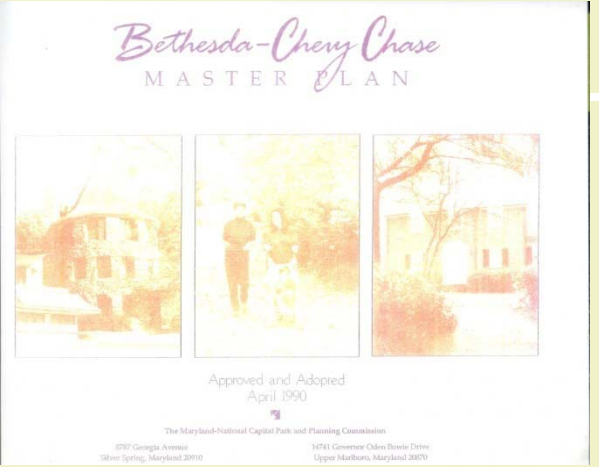
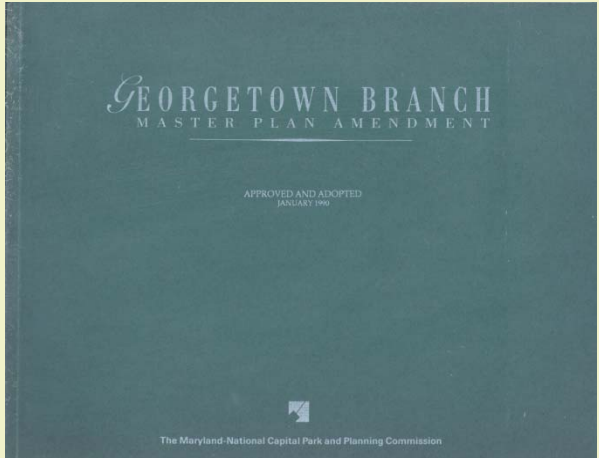
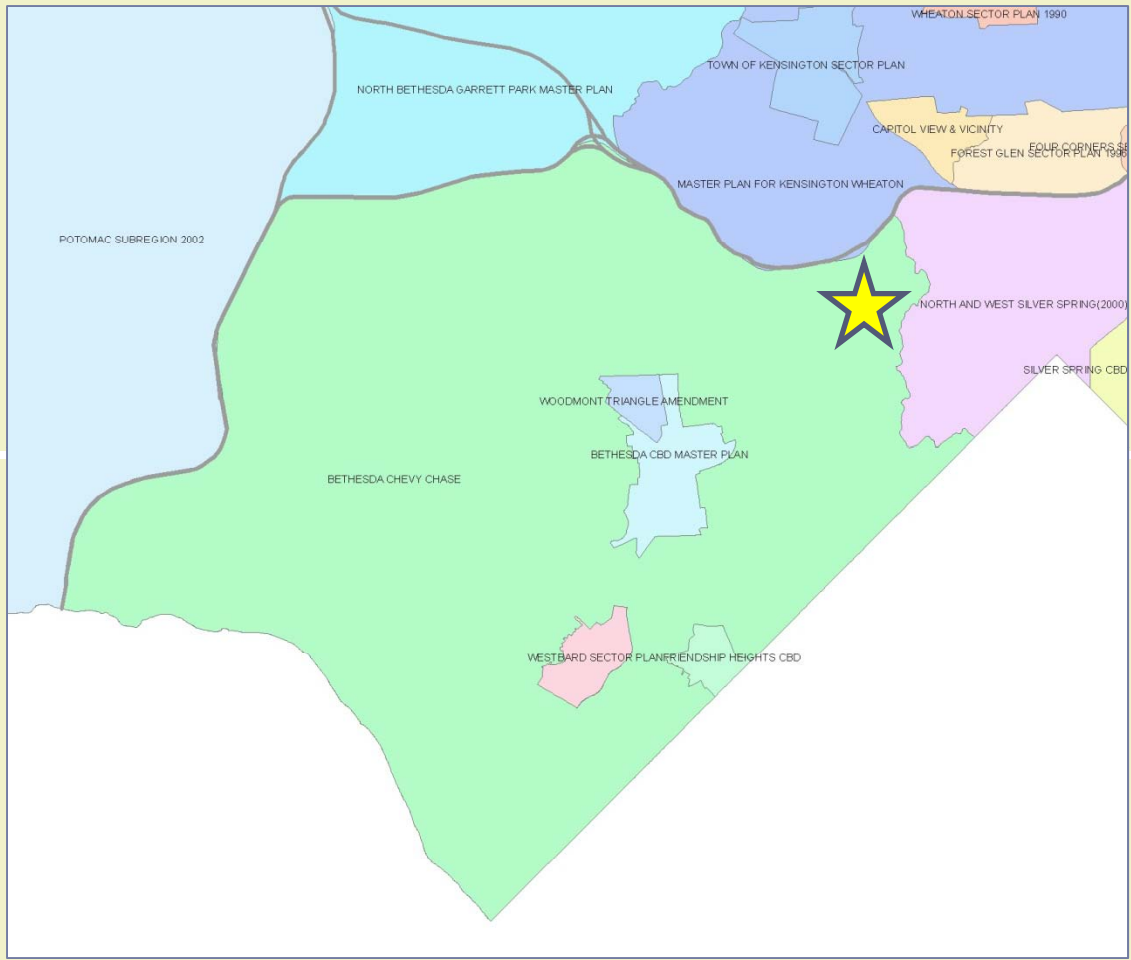
- reconfirmed transit station at Connecticut Avenue





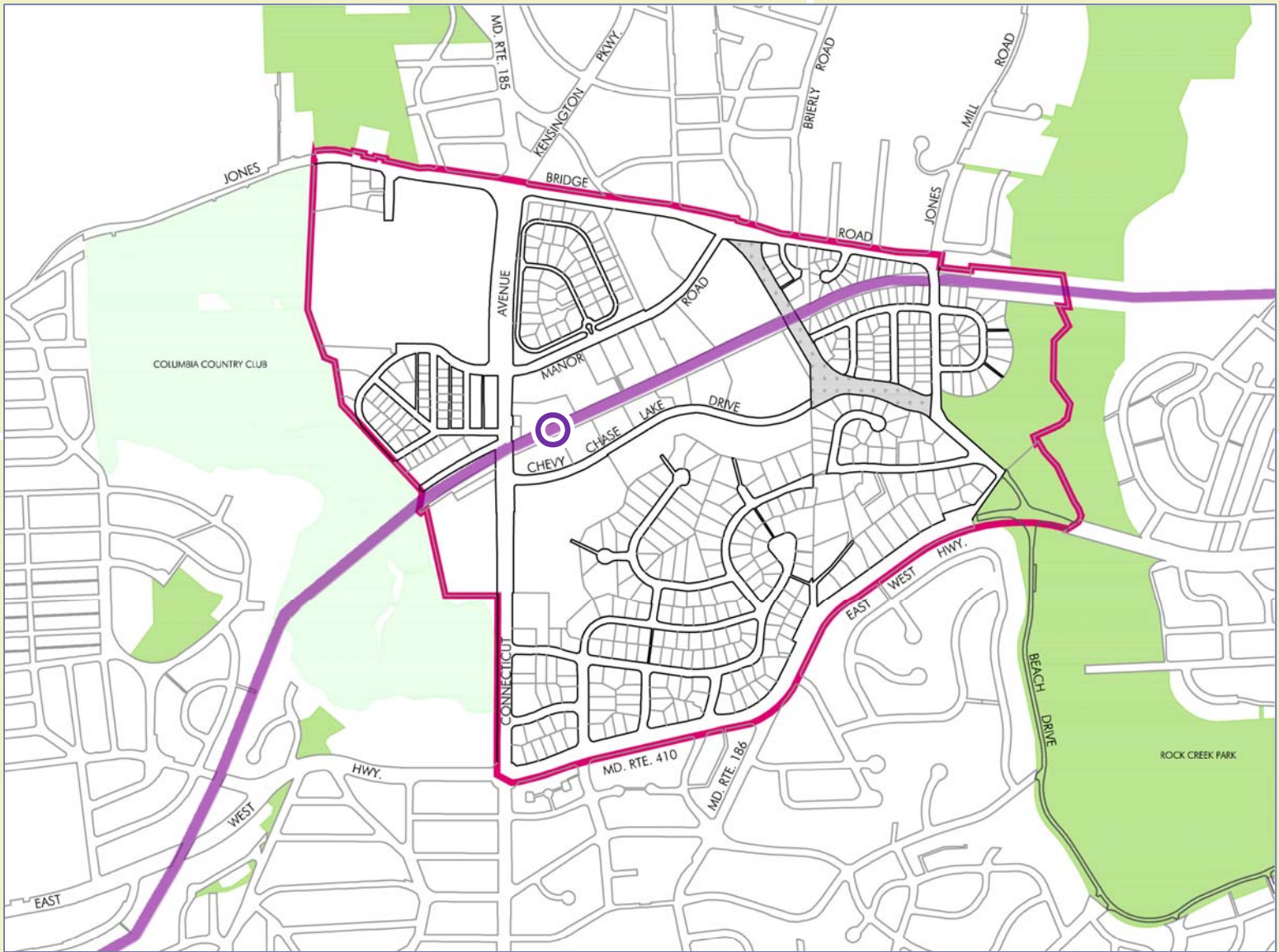

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current plans




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current plans



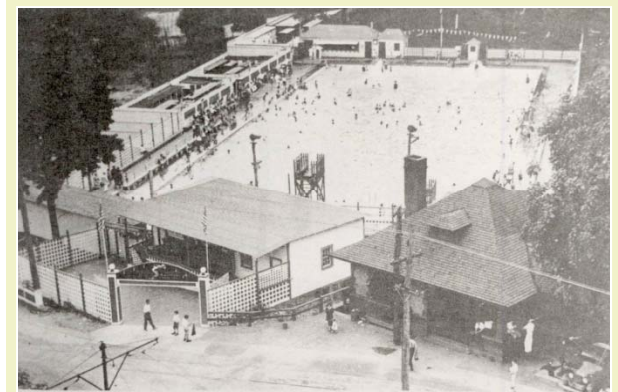
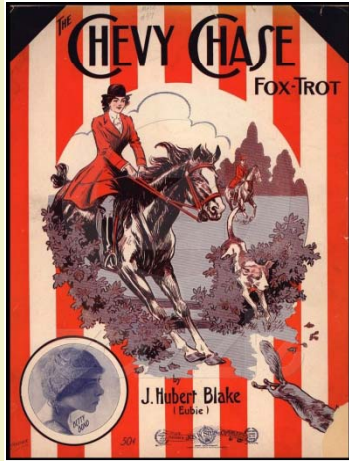
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sector plan boundary



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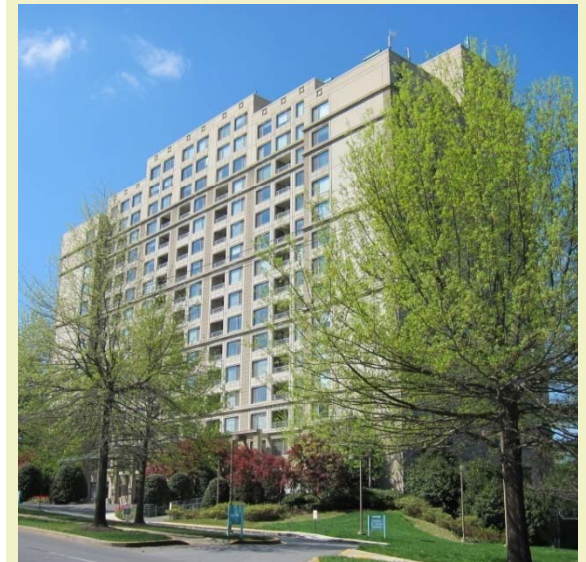
the community



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the community

history



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the community

residential



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the community

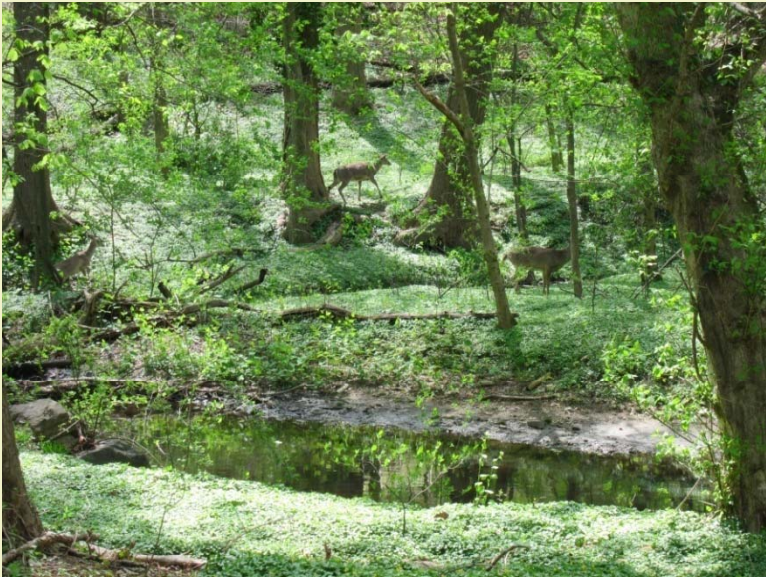
commercial



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the community

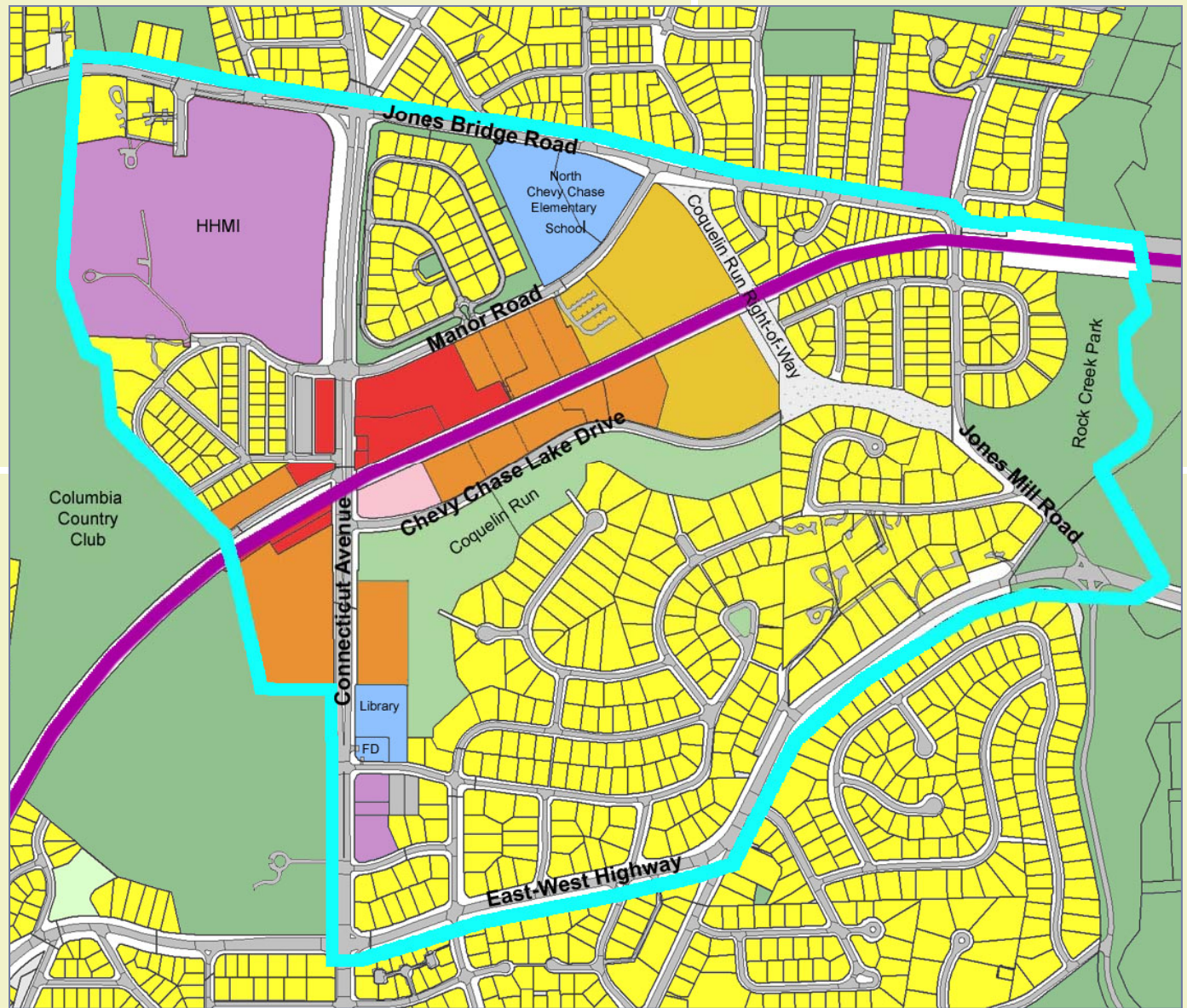
civic



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the community

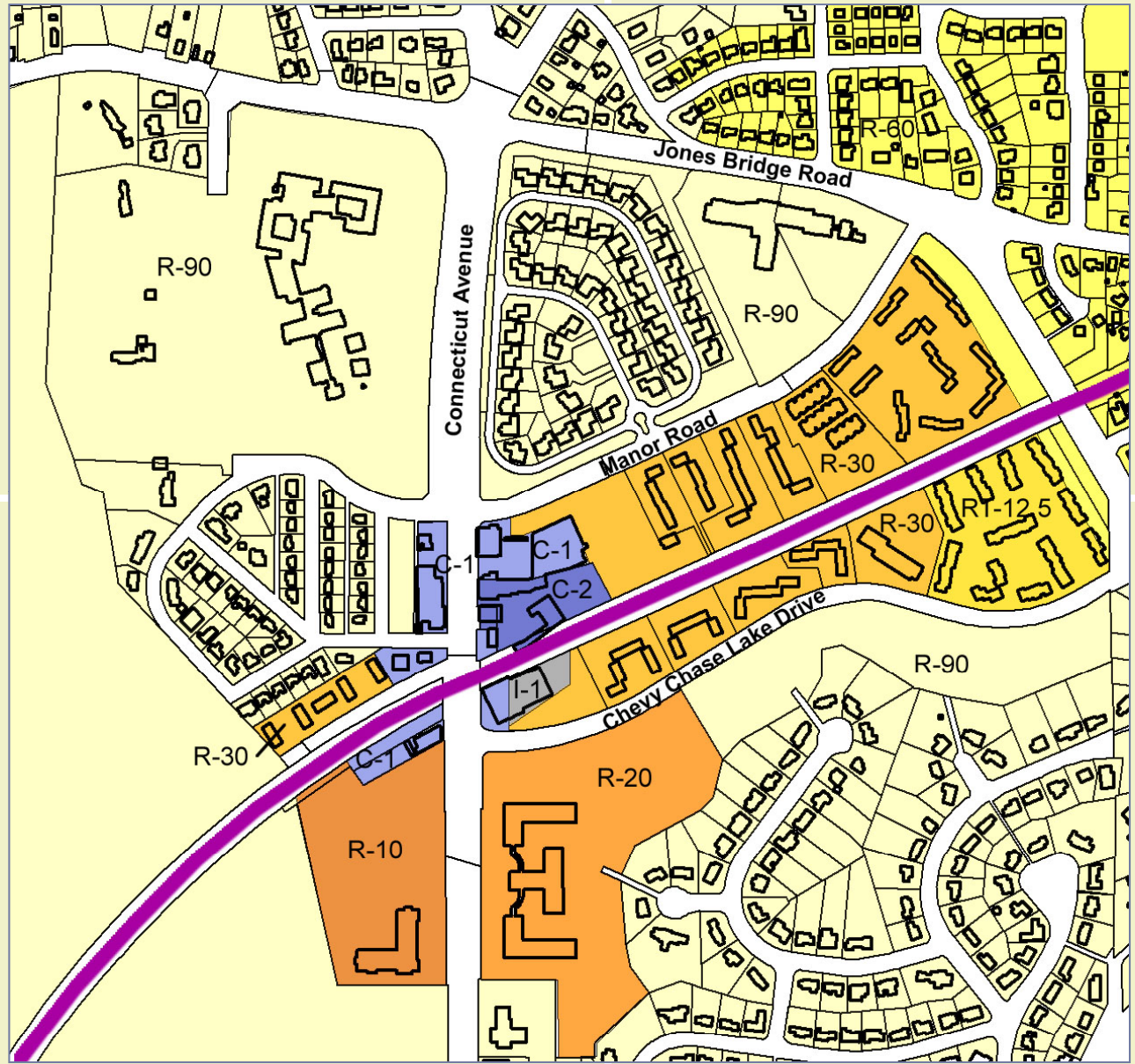
green



- Residential, Single-Family
- Residential, Townhouse
- Residential, Multi-Family
- Office
- Retail
- Public
- Institutional
- Parking
- Private Open Space
- Vacant

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existing land use



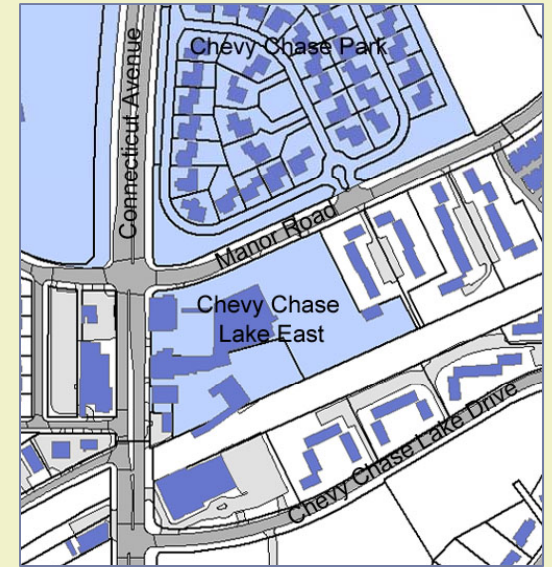
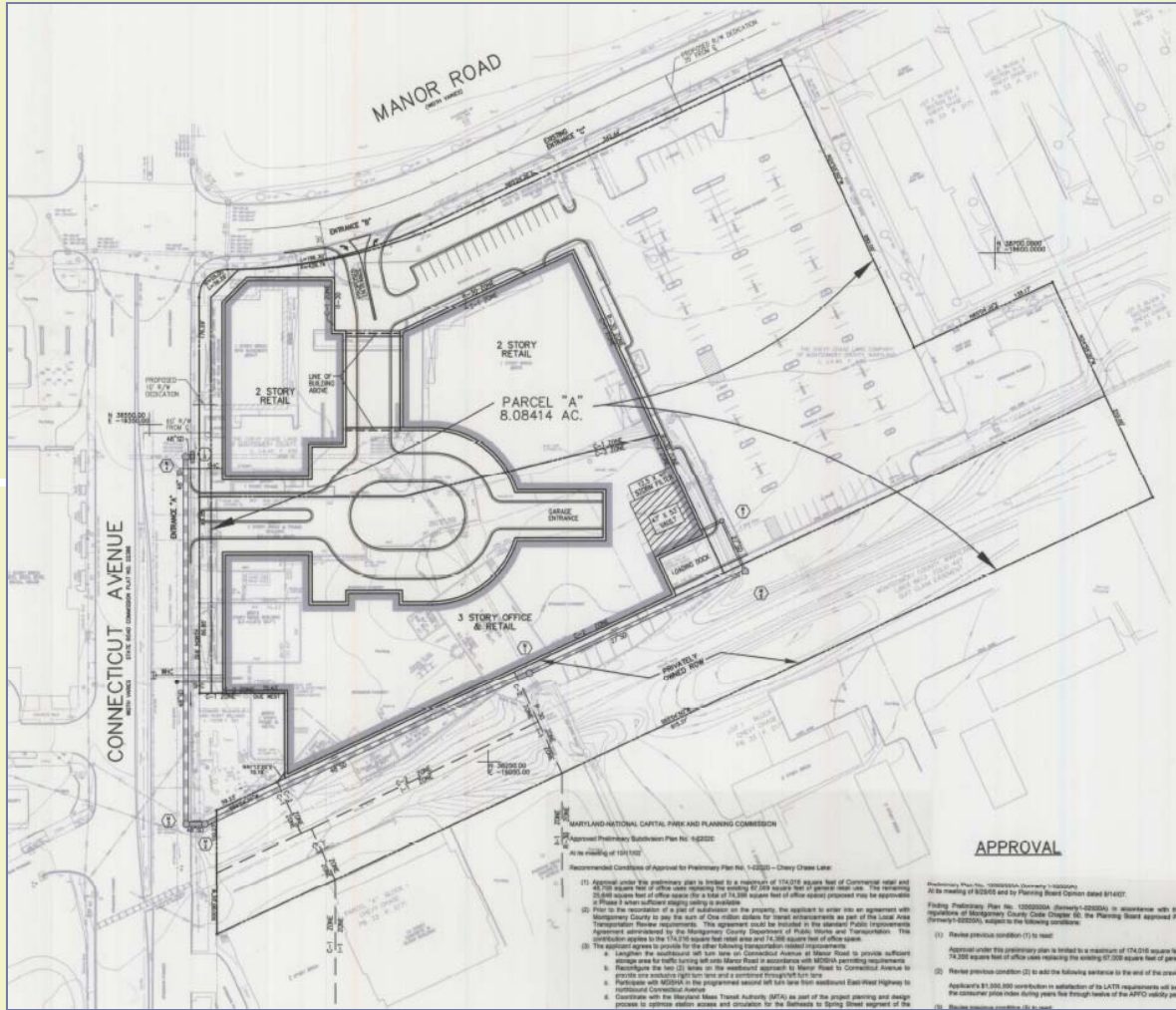
| | |
|---------|---|
| R-90 | Residential, Single-Family |
| R-60 | Residential, Single-Family |
| RT-12.5 | Residential, Townhouse |
| R-30 | Residential, Multi-Family, Low Density |
| R-20 | Residential, Multi-Family, Medium Density |
| R-10 | Residential, Multi-Family, High Density |
| C-1 | Commercial, Convenience |
| C-2 | Commercial, General |
| I-1 | Industrial, Light |


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existing zoning



- a land use allowed in a zone only after special review
- planning board reviews and recommends
- hearing examiner approves
- binding elements



- chevy chase lake east
- preliminary plan 12002020A
- 248,372 sf.
 - 174,016 sf. retail
 - 74,356 sf. office
- unbuilt
- valid until 2016



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approved development





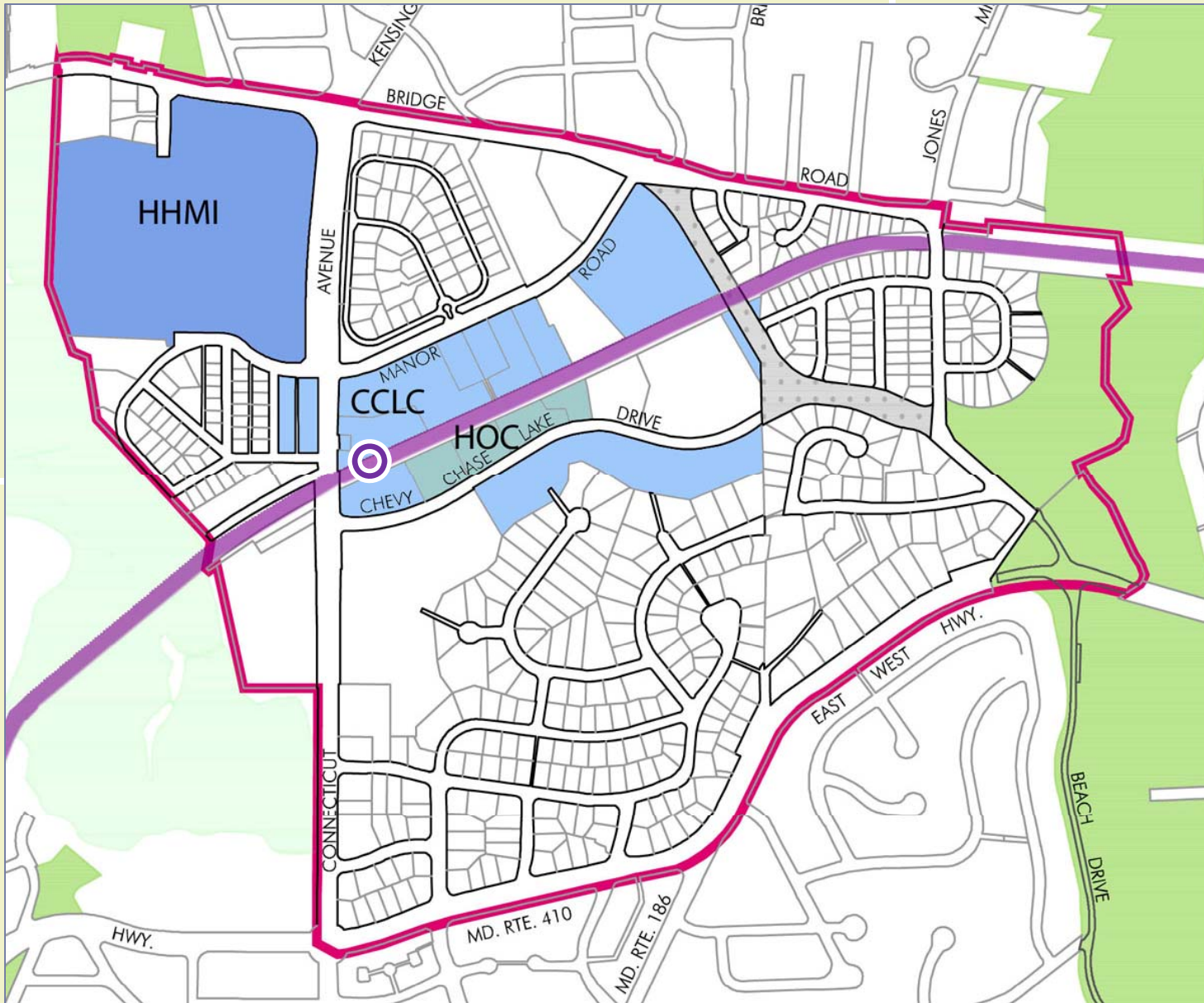
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approved buildout



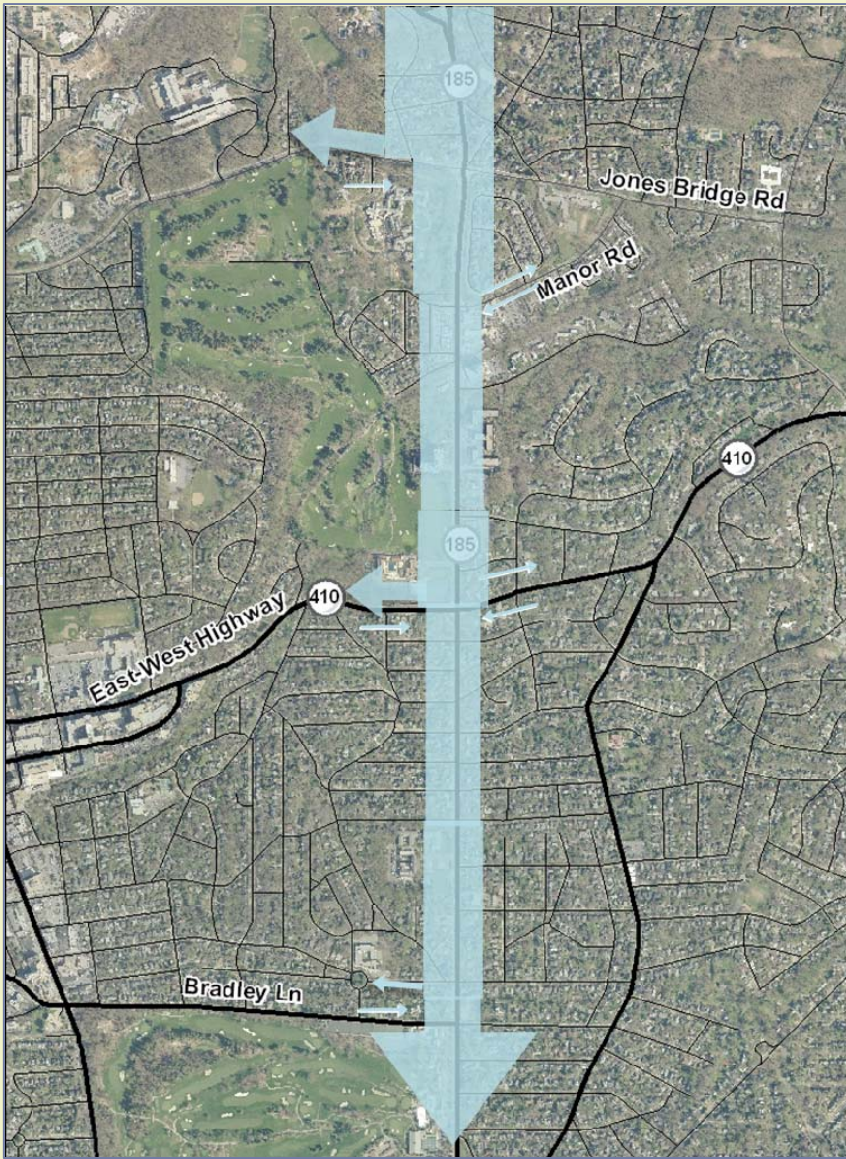
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zoning limit buildout

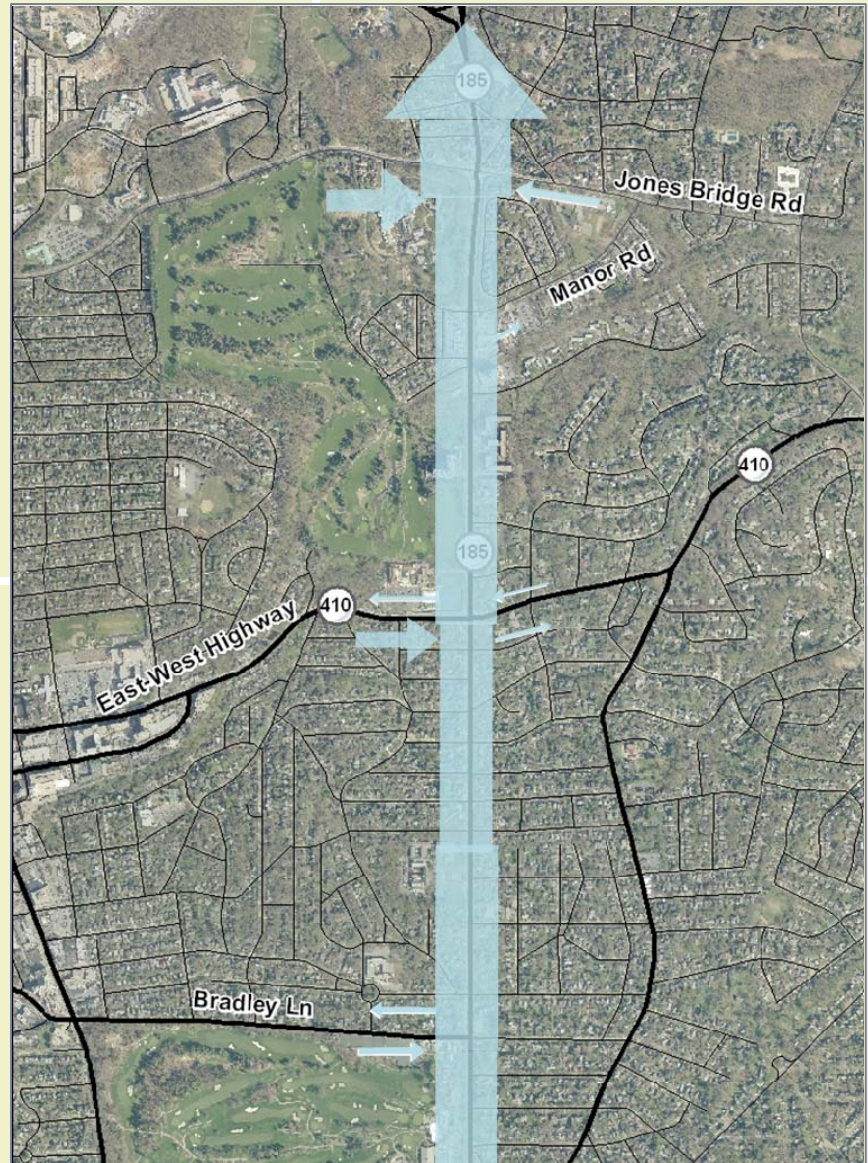


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land ownership



morning rush
southbound traffic

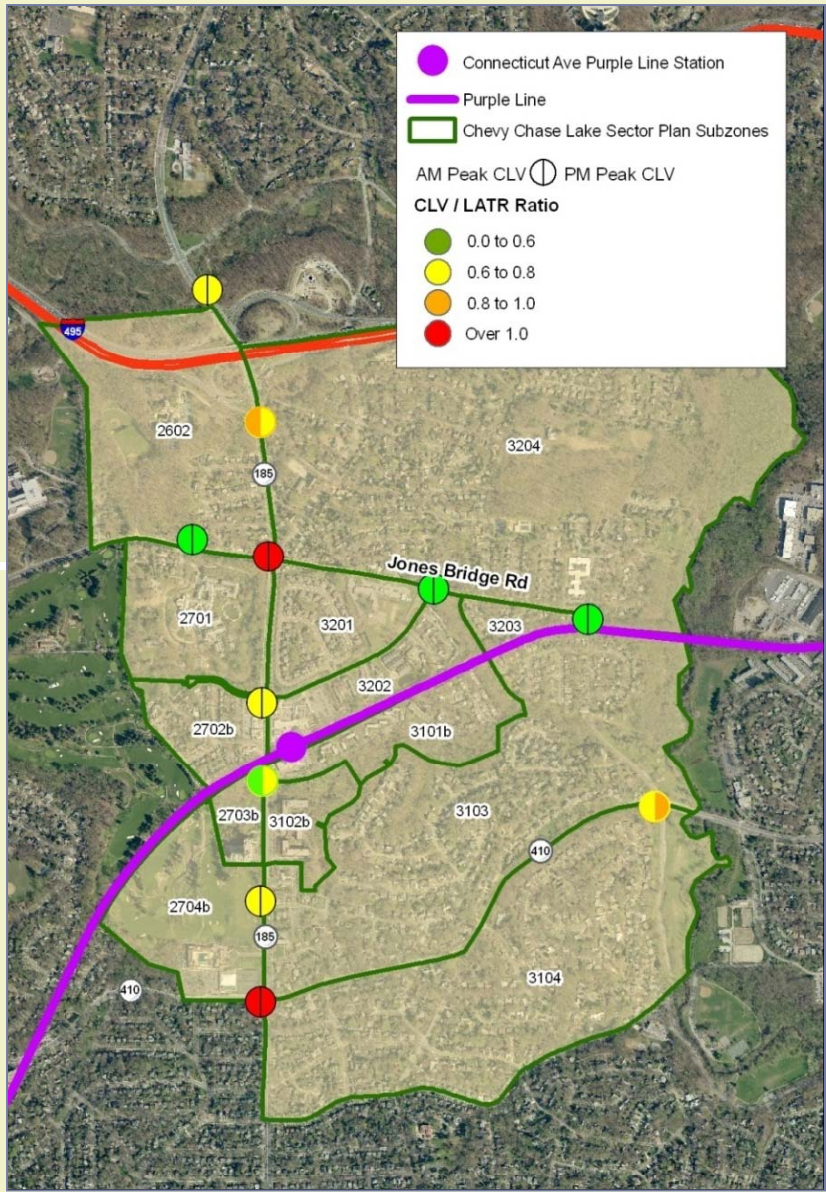


evening rush
northbound traffic

connecticut avenue



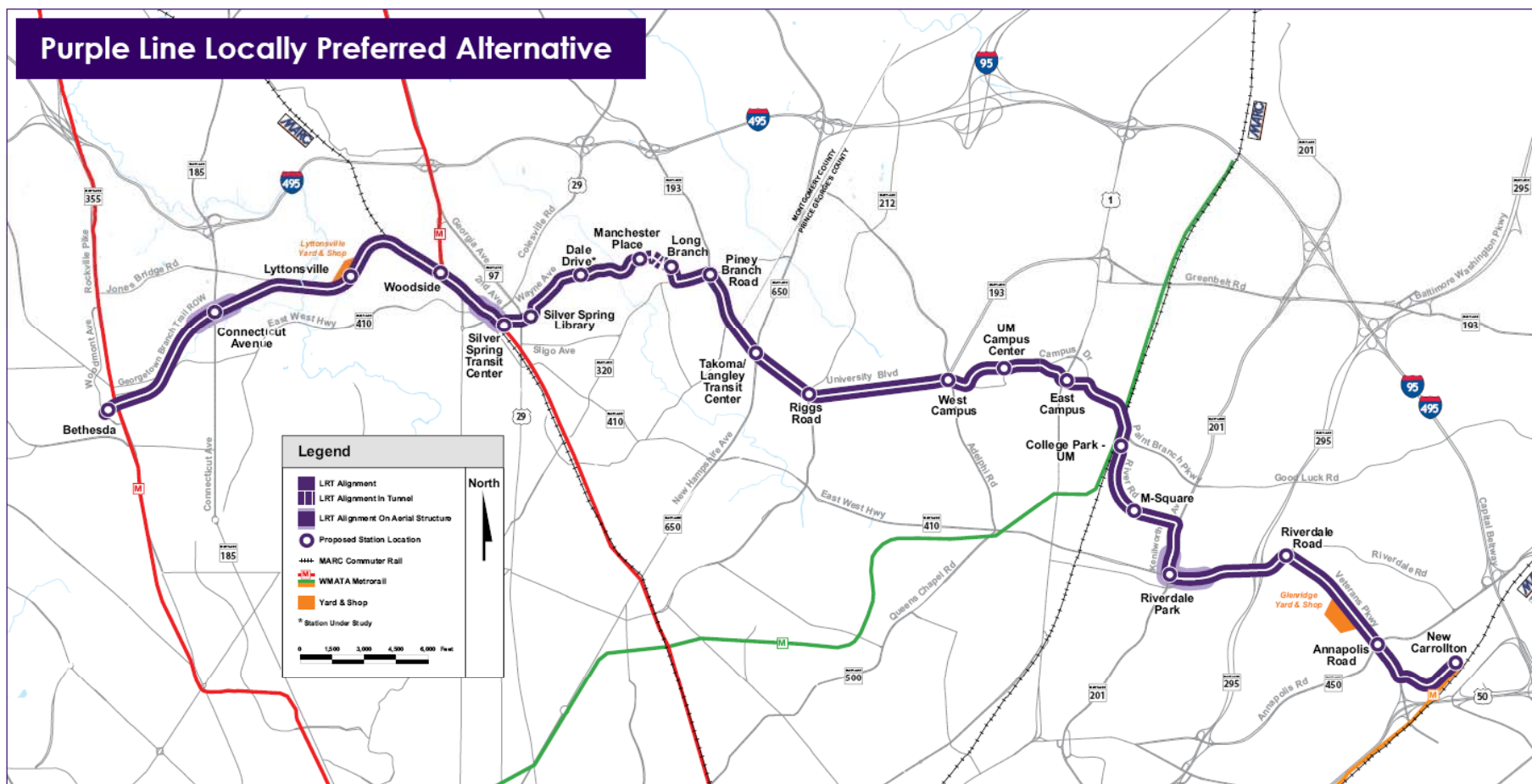
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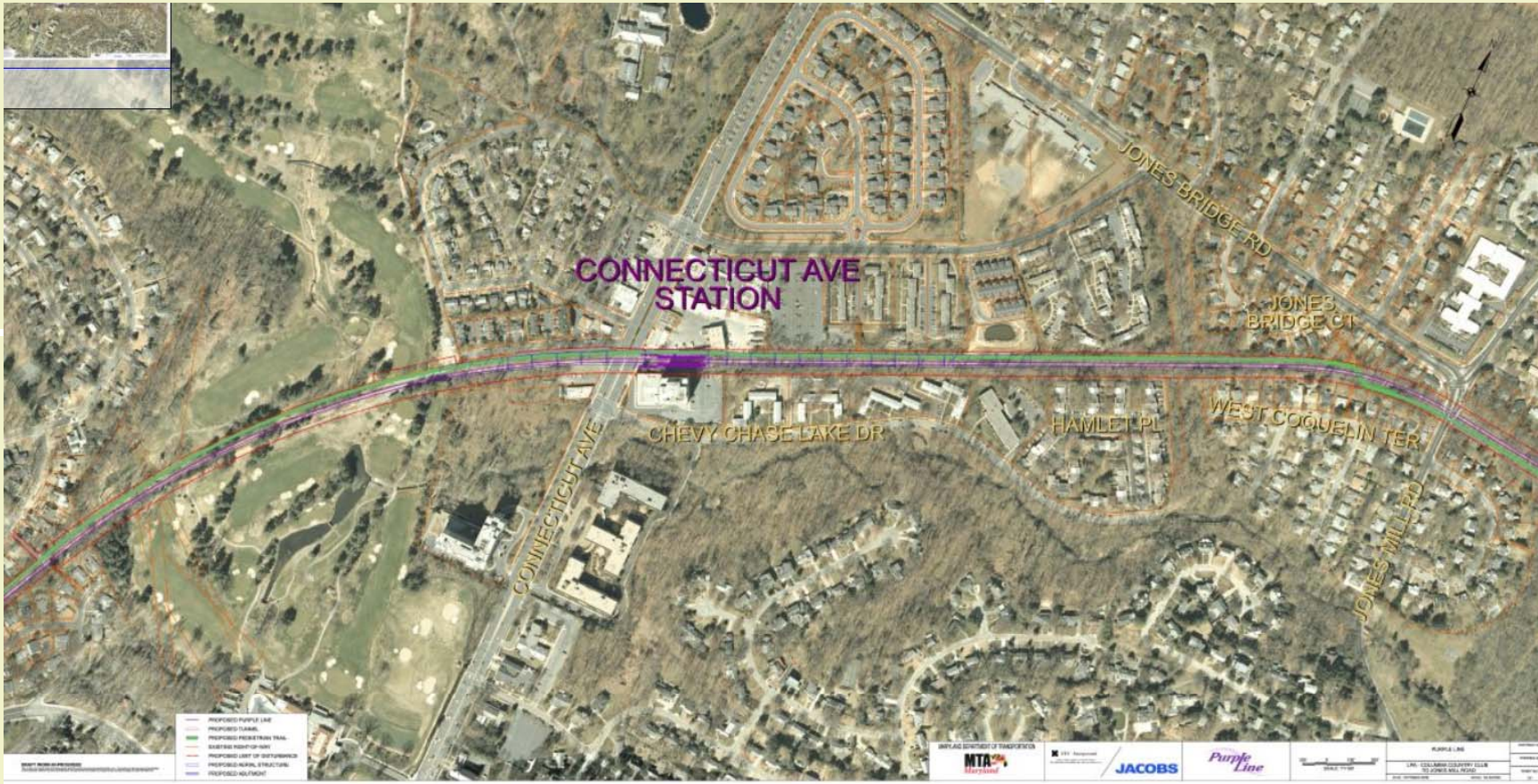


current intersection performance

connecticut avenue

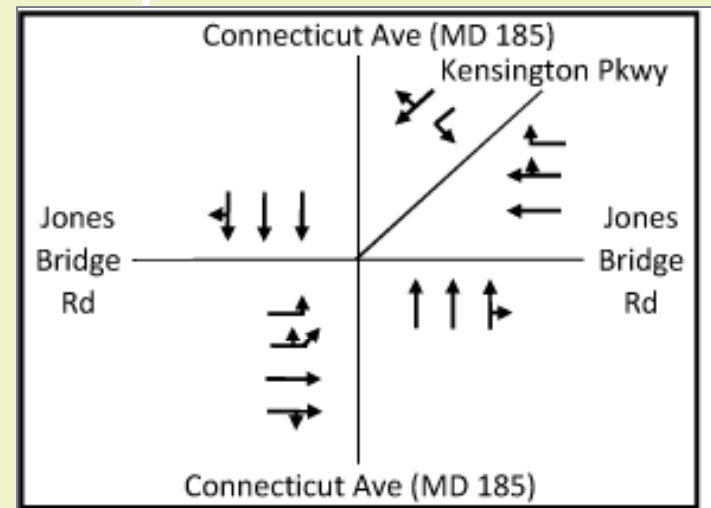
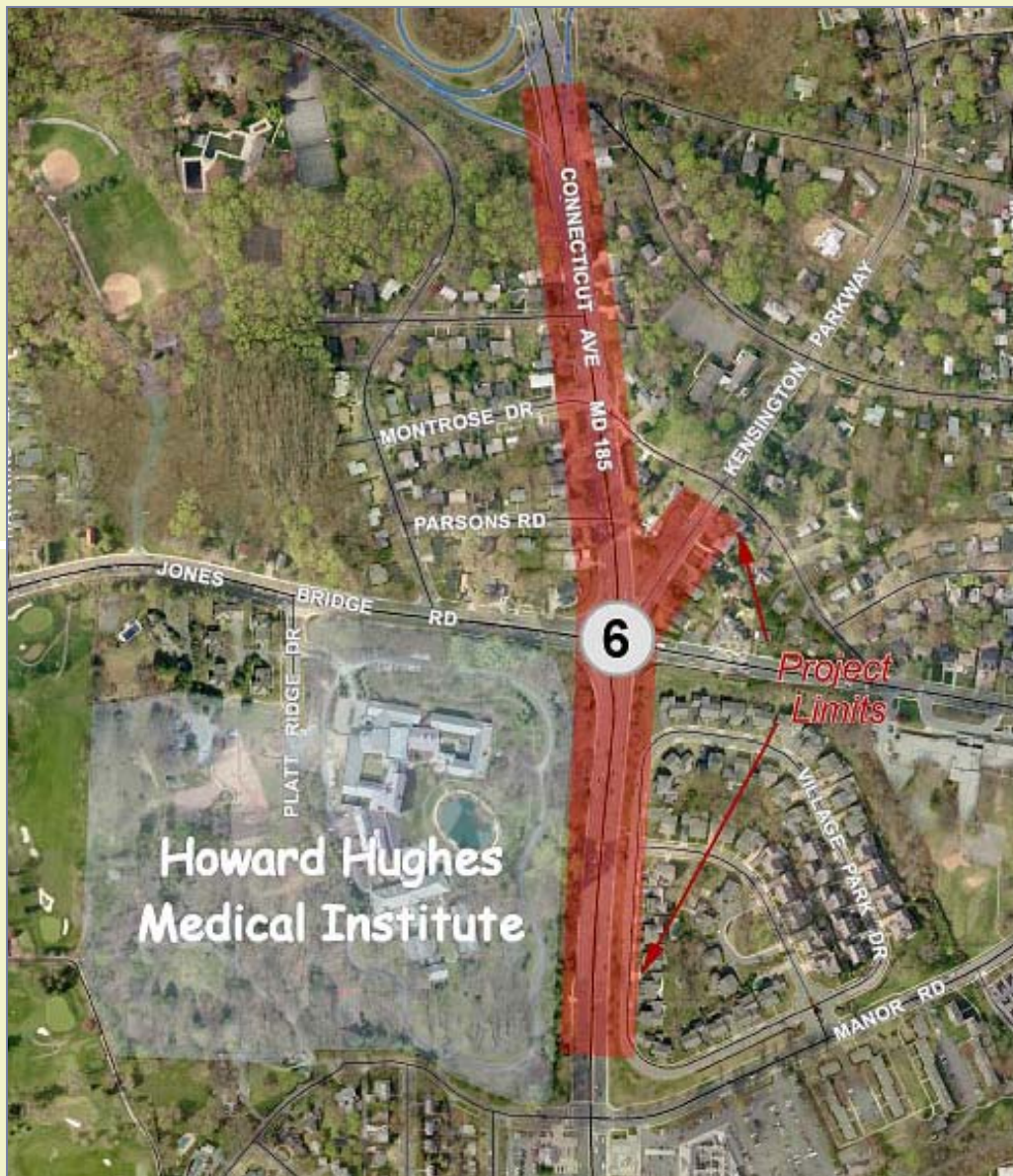
Purple Line Locally Preferred Alternative



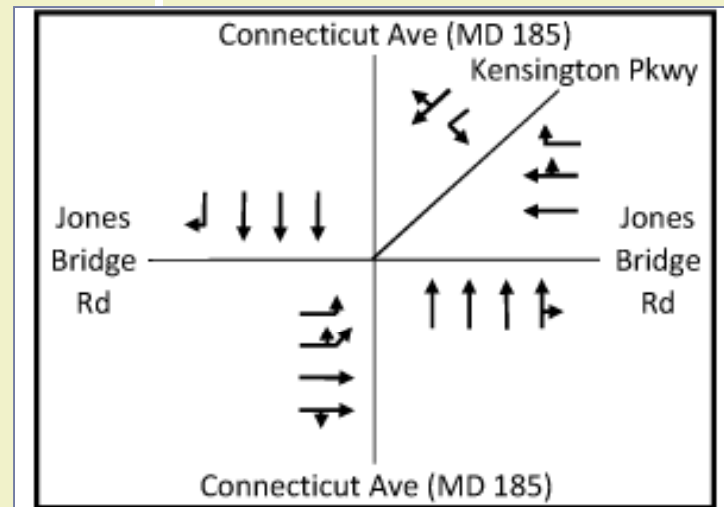


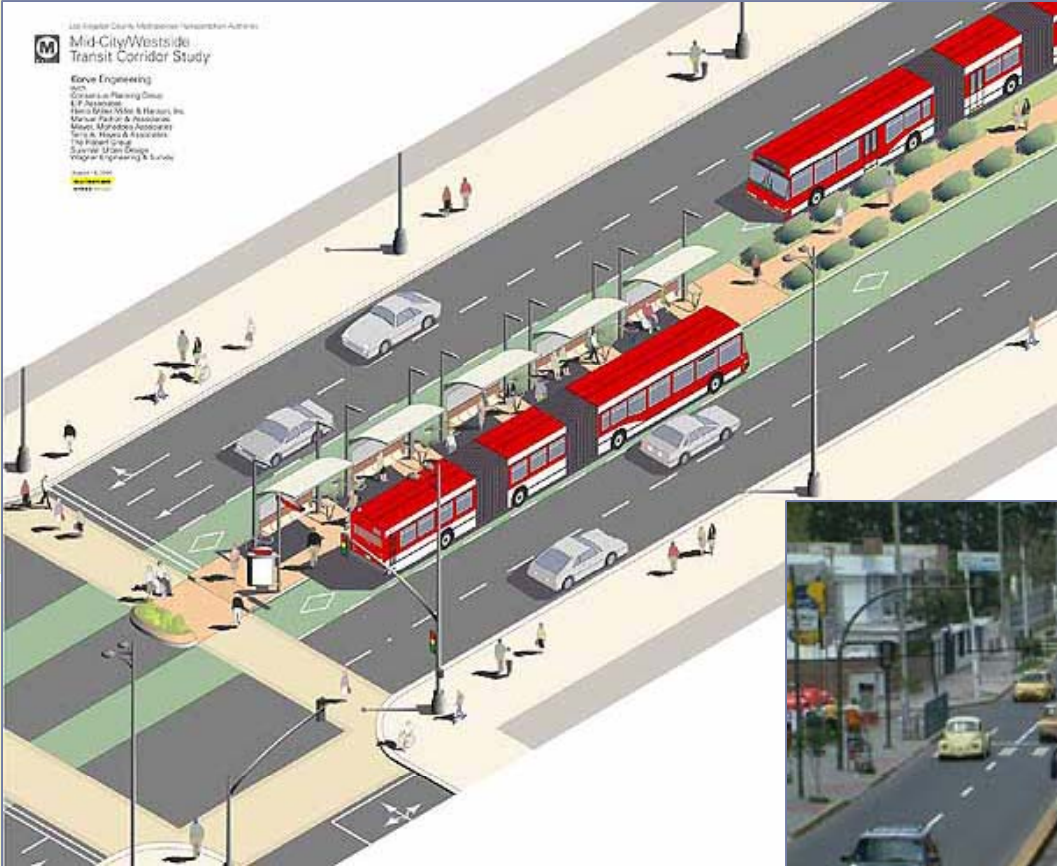
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purple line



Phase 1 and 2 only



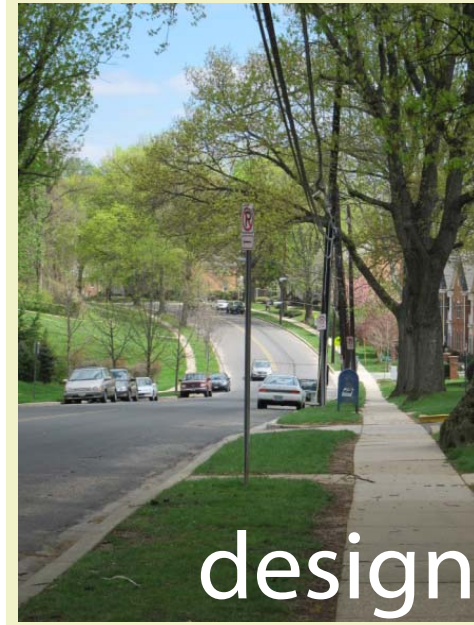


diversity



environment

connectivity



design



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challenges

- community visioning
 - » february 2
 - » planning auditorium
- initial staff recommendation
 - » march/april
- staff draft plan
 - » spring

