BEFORE WE GET STARTED

- Please remain on **mute** during the presentation.
- We encourage you to join the meeting by computer browser or Zoom app to optimize your experience.
- Please turn off your **video** function.
- During the discussion, please select speaker view (in the top-right corner) to see the speakers.
- To view both the presentation and speakers, choose side by side view option from the green bar at the top of the screen after selecting speaker view.
- Please put questions into the chatbox.
Upcoming Events

• June 11 - Digital Happy Hour w/ ULI Baltimore

• June 23 - Real Estate 101 - Building for People: How Human Interactions Influence Building Design

• June 25 – Innovation & Technology Panel

• For more information, check out washington.uli.org!
Thank you to our Icon, Principal & Platinum Sponsors.
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CHEVY CHASE LAKE: THE NEXT CHAPTER OF A NEIGHBORHOOD
Chevy Chase Lake Amusement Park, 1894-1937

Composite map drawn by Bill Duvall, CCHS 1989.21.01
At End of the Line:
The Chevy Chase Lake Car Barn

Car Barn, c. 1895, CCHS 1988.12.09
A Power House served the Streetcars...
...and the Homes of New Residents

Postcard View taken from Chevy Chase Lake, CCHS 2007.32.14
Picnics by the Lake

Photographs of the Taft family, by Henry Arthur Taft, August 25, 1902, CCHS 2008.200.03
Relaxing in the Shaded Grass

Taft Family, August 25, 1902, CCHS 2008.200.10

Taft Family, August 25, 1902, CCHS 2008.200.17
Boating on the Lake
A Meeting Place

Postcard, Chevy Chase Reservoir Hike, September 8, 1916, CCHS 2008387.03
Games, Rides, and Refreshments

- Boating
- Bowling
- Boat Swing
- Shooting Gallery
- Merry-Go-Round
- Horse & Pony Rides

And a Café that served Ice Cream and “Adam’s Ale”

Illustration by Bill Duvall
Band Concerts and Dancing

Chevy Chase Lake Grand Concert
By a Section of the United States Marine Band
Under the direction of Walter F. Smith, Jr., Leader

Program
Thursday, June 30, 1904
1. March—“The Seal of Society” . . . Burns
2. Overture—“Jolly Robbers” . . . Suppe
3. Fantasia—“King Dodo” . . . Luders
4. Intermezzo—“Pagliacci” . . . Leoncavallo
5. Waltz—“Beautiful May” . . . Strauss
6. March—“The Spirit of ’76” . . . Panella

CCHS 2007.20.02
CCHS 2008.200.02
“Dangerous New Dances”

- New forms of social dancing swept the country in the early 1900s
- Influenced by new popular music: ragtime, and later jazz


“Freak Dances” banned at Chevy Chase Lake, June 12, 1912

“Freak Dancing is barred at Chevy Chase Lake. Those in charge of the amusement resort have announced that out of consideration for the public ‘none of the latest, the bunny wiggle, or the grizzly hug,’ will be permitted upon the pavilion at the lake. All dance lovers must confine themselves to the old straight-away waltz and two-step. Even in these no fancy steps will be permitted.

The band concerts by a section of the Marine Band, which precede the dancing each evening, are one of the greatest attractions of this resort. Hundreds of music lovers journey to the lake each evening to hear the concert program. The old classics are interspersed with the popular airs, and there is sure to be something on the program to please every pallet.

Chevy Chase Lake Swimming Pool, 1927-1972

Swimming Pool - Chevy Chase Lake, Md. - 1924

Walter Photo

CCHS 2007.38.04
1935: The End of the Streetcars

The Last Car left Chevy Chase Lake at 2:05 am, September 15, 1935
Post WWII Development: Apartments and Commercial Strip
Chevy Chase Lake after the completion of the Beltway
The B. F. Saul Building

8401 Connecticut Avenue

Built “almost” on the same footprint as the old car barn
Condos at 8101 Connecticut Avenue
Chevy Chase Lake Today

- Chevy Chase Lake Sector Plan
- The Purple Line
- New Housing
4 June 2020

CHEVY CHASE LAKE – CHEVY CHASE, MD

PROJECT LOCATION

EXISTING:
• CHEVY CHASE LAKE EAST SHOPPING CENTER
• 67,009 SQ FT COMMERCIAL

STATISTICS:
• NET LOT: 269,811 SQ FT (6.19 ACRES)

FUTURE:
• 62-UNIT TOWNHOUSE DEVELOPMENT (IN CONSTRUCTION)
• 112’ APARTMENT TOWER

BLOCKS:
(Block B) Phase 1 Site
(Block A) Phase 2 Site
(Block D) Phase 3 Site
A New Mixed Income Community on the Purple Line

A Public-Private Partnership
Building on a Consistent Vision

<table>
<thead>
<tr>
<th>Sector Plan</th>
<th>EYA / HOC Concept Plan</th>
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<tbody>
<tr>
<td><img src="image1.png" alt="Sector Plan Diagram" /></td>
<td><img src="image2.png" alt="EYA / HOC Concept Plan Diagram" /></td>
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<tr>
<th>EYA / HOC Sketch Plan</th>
<th>Amnd. Sketch &amp; Preliminary/Site Plans</th>
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</thead>
<tbody>
<tr>
<td><img src="image3.png" alt="EYA / HOC Sketch Plan Diagram" /></td>
<td><img src="image4.png" alt="Amnd. Sketch &amp; Preliminary/Site Plans Diagram" /></td>
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Mixed Income Housing in Chevy Chase

- Increase from 21 to 90 protected affordable units in a total of 200 multifamily units and 62 for-sale townhomes
  - 40 MPDU Rentals
  - 40 WFDU Rentals
  - 10 MPDU Townhomes
- 30 3-bedroom affordable units on the Purple Line
  - 20 affordable 3-bed Rentals
  - 10 affordable 3-bed Townhomes
- Market-rate finishes and amenities throughout
- High opportunity area for schools, transit and jobs

69 Net New Protected Affordable Units

<table>
<thead>
<tr>
<th>Existing</th>
<th>Planned</th>
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<tbody>
<tr>
<td>21 Homes</td>
<td>90 Homes</td>
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</tbody>
</table>

MPDU / Equivalent
Workforce / Equivalent
A Better Plan Through Collaboration

1 – New Building Shape and Height, Reduced Massing on Chevy Chase Lake Drive
2 – New Garage Entrance Off of Private Street A
3 – Improved Pedestrian Connection
4 – More Park Frontage on Chevy Chase Lake Drive
5 – Front Doors Instead of Parking Facing Hamlet House
Changes to Sketch Plan

1 – New Building Shape and Height, Reduced Massing on Chevy Chase Lake Drive
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Original Sketch Plan

Amnd. Sketch & Preliminary/Site Plans
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A New Mixed Income Community on the Purple Line
The Brownstones

A New Mixed Income Community on the Purple Line
The Lindley

A New Mixed Income Community on the Purple Line
Chevy Chase Lake – Block B

• $387M and 790K SF
• JV Partnership: Bozzuto & Chevy Chase Land Co.
• Developed, Constructed & Managed by Bozzuto
• Exceptional Location, Historic Charm, & Natural Surroundings
• Thoughtfully Designed Residences, Fresh Retail & Dining Options, & Welcoming Public Spaces
Site Plan

**CHEVY CHASE LAKE PHASE I**
- Town Square

**PHASE I APARTMENTS**
- 280 rental units
- 86,500 SF of retail space
- 685 parking spaces

**PHASE I CONDOS**
- 65 condominium units
- 130 parking spaces

**CHEVY CHASE LAKE PHASE II**
- 186 rental units
- 17,000 SF of retail space
- 183 parking spaces

**FUTURE PURPLE LINE**
Estimated delivery date: October 2022

**CAPITAL CRESCENT TRAIL**
Thank you for helping us create the extraordinary.
2013/2014 SECTOR PLAN

OPEN SPACE BOUNDED ON THREE SIDES BY STREETS AND ON ONE SIDE BY BUILDING ENTRANCES WITH DIRECT PARK ACCESS ON NORTH OR SOUTH SIDE

Image Courtesy
Chevy Chase Lake Sector Plan
Design Guidelines

EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION
2013/2014 SECTOR PLAN

Images Courtesy
Chevy Chase Lake Sector Plan Design Guidelines

EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION
SKETCH PLAN
MASSING AERIAL VIEW

EXISTING CONDITIONS ON BLOCKS A & D

EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION
EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION
ARCHITECTURAL CONTEXT: COMMERCIAL & MULTI-FAMILY RESIDENTIAL
BUILDING B1 – FROM TOWN SQUARE
BUILDING B1 – FROM ELEVATED PLAZA
BUILDING B1 - GRAND STAIR & ELEVATED PLAZA
Please send in your questions during the discussion into the Chat box below.

They will be answered at the end of the discussion.