

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!

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REAL ESTATE DEVELOPMENT**

CHEVY CHASE LAKE: THE NEXT CHAPTER OF A NEIGHBORHOOD

KENSINGTON

BELTWAY



CHEVY
CHASE

CHEVY CHASE CIRCLE

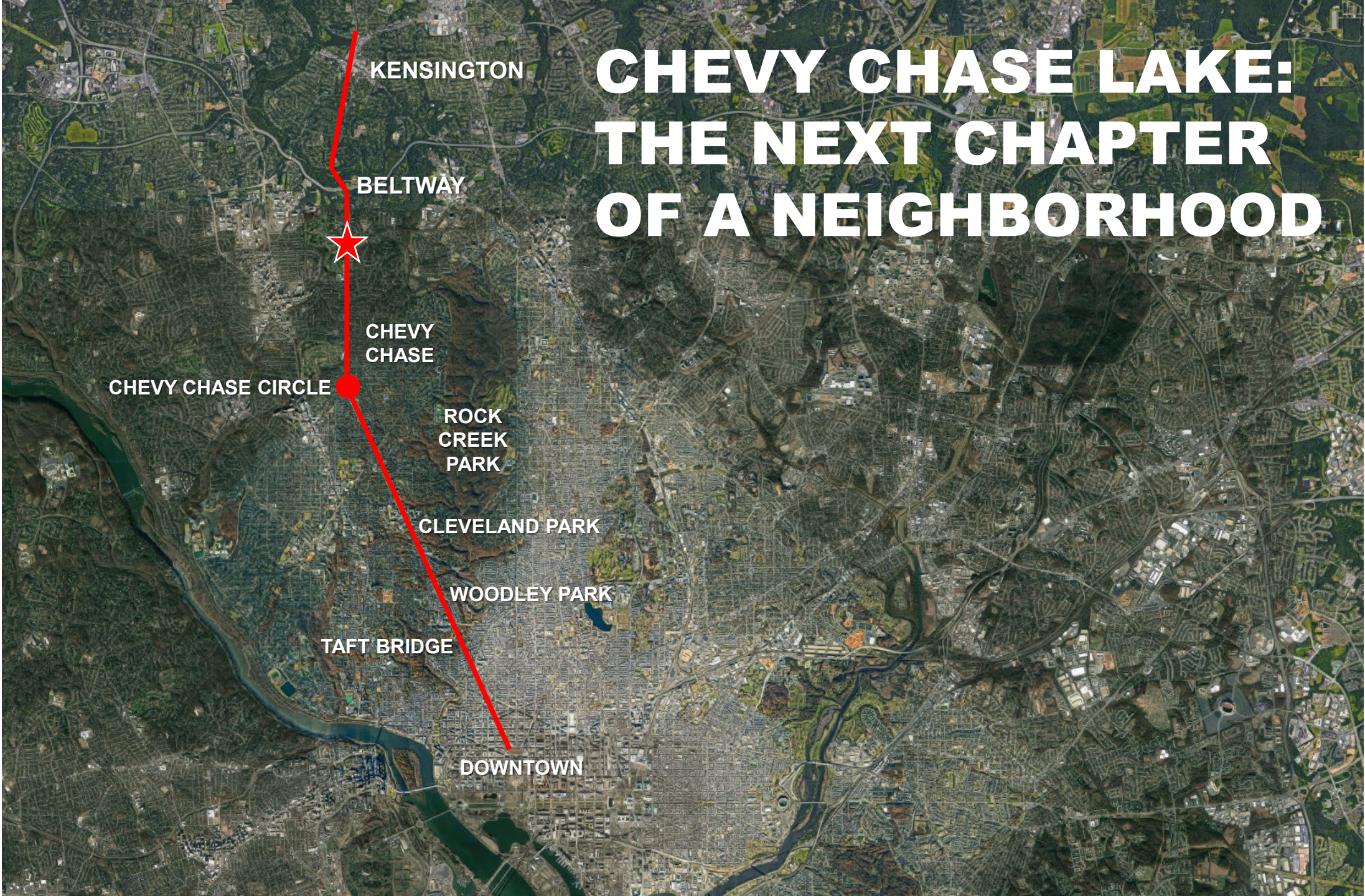
ROCK
CREEK
PARK

CLEVELAND PARK

WOODLEY PARK

TAFT BRIDGE

DOWNTOWN





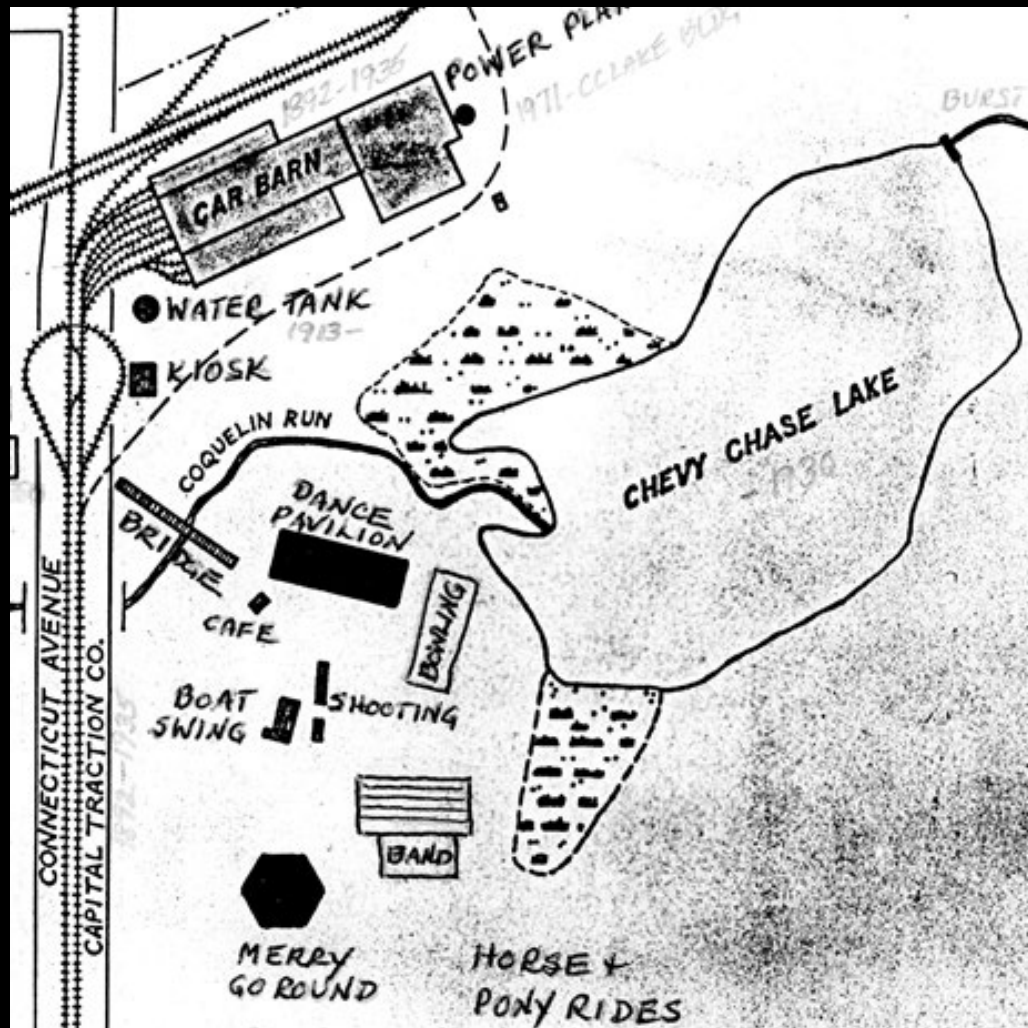
LOUGHBOROUGH PL.

CONNECTICUT AVE.

MANOR RD.

CHEVY CHASE LAKE DR.

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



Power house Chevy Chase Lake

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



CCHS 2008.200.19

A Meeting Place



CHEVY CHASE RESERVOIR HIKE, SEPT. 8, '16.

7

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

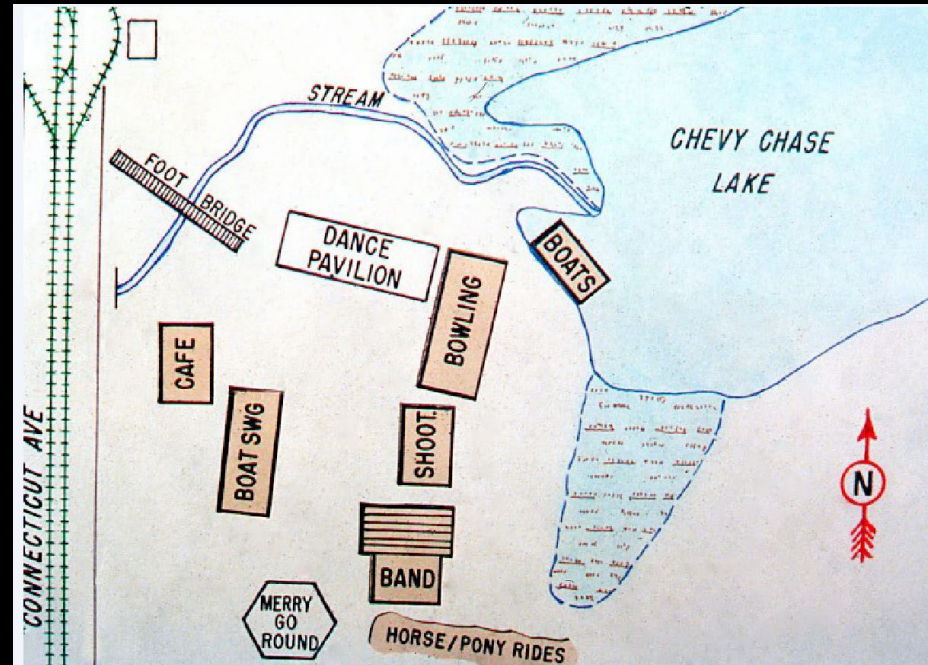


Illustration by Bill Duvall

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

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, 2D 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



“Dangerous New Dances”

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



Albert W. Newman, *Dances of To-Day*, p. 62, from The Penn Publishing Company, 1914. Library of Congress.



Eubie Blake, *The Chevy Chase Fox-Trot*. New York: Jos. W. Stern, 1914. Historic American Sheet Music Project, Duke University David M. Rubenstein Rare Book & Manuscript Library.

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

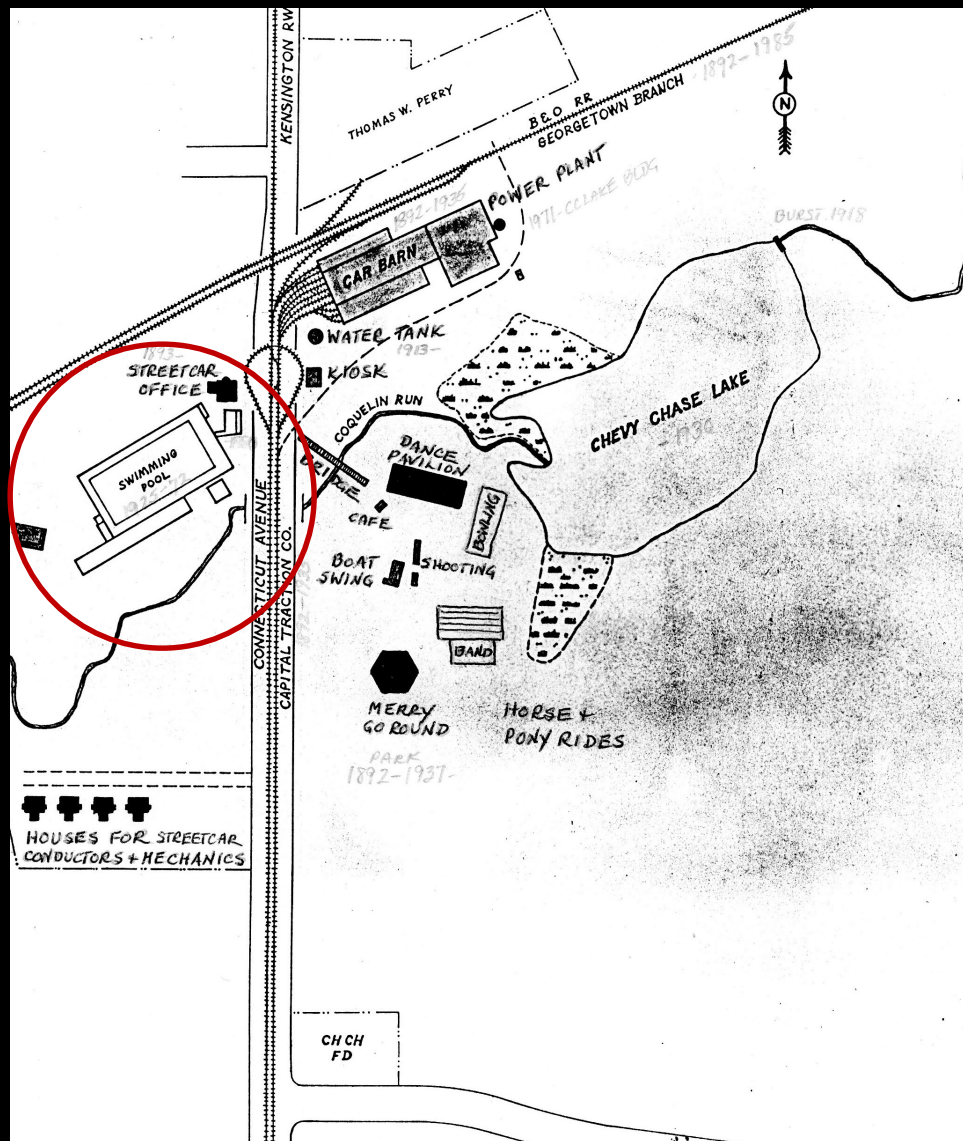
Chevy Chase Resort Bars Freak Dances

“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.

“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.”

Chevy Chase Lake Swimming Pool



Map drawn by Bill Duvall, CCHS 1989.21.01

Chevy Chase Lake Swimming Pool, 1927-1972



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



1953 Aerial by Capt. A. E. Nesbit, CCHS 2008.199.18

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

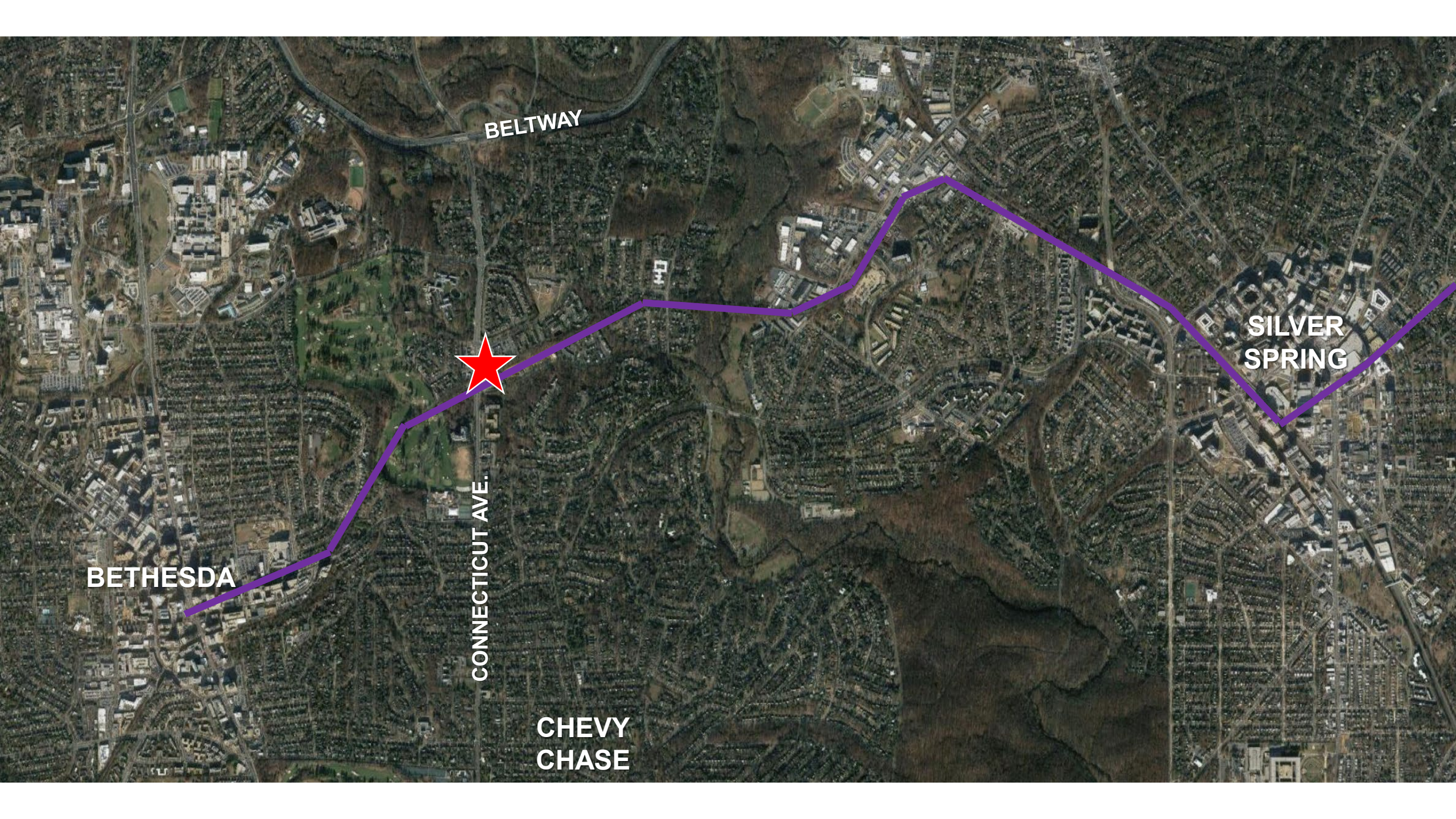


William Duvall, CCHS 2008.199.01

Chevy Chase Lake Today



- Chevy Chase Lake Sector Plan
- The Purple Line
- New Housing



BELTWAY

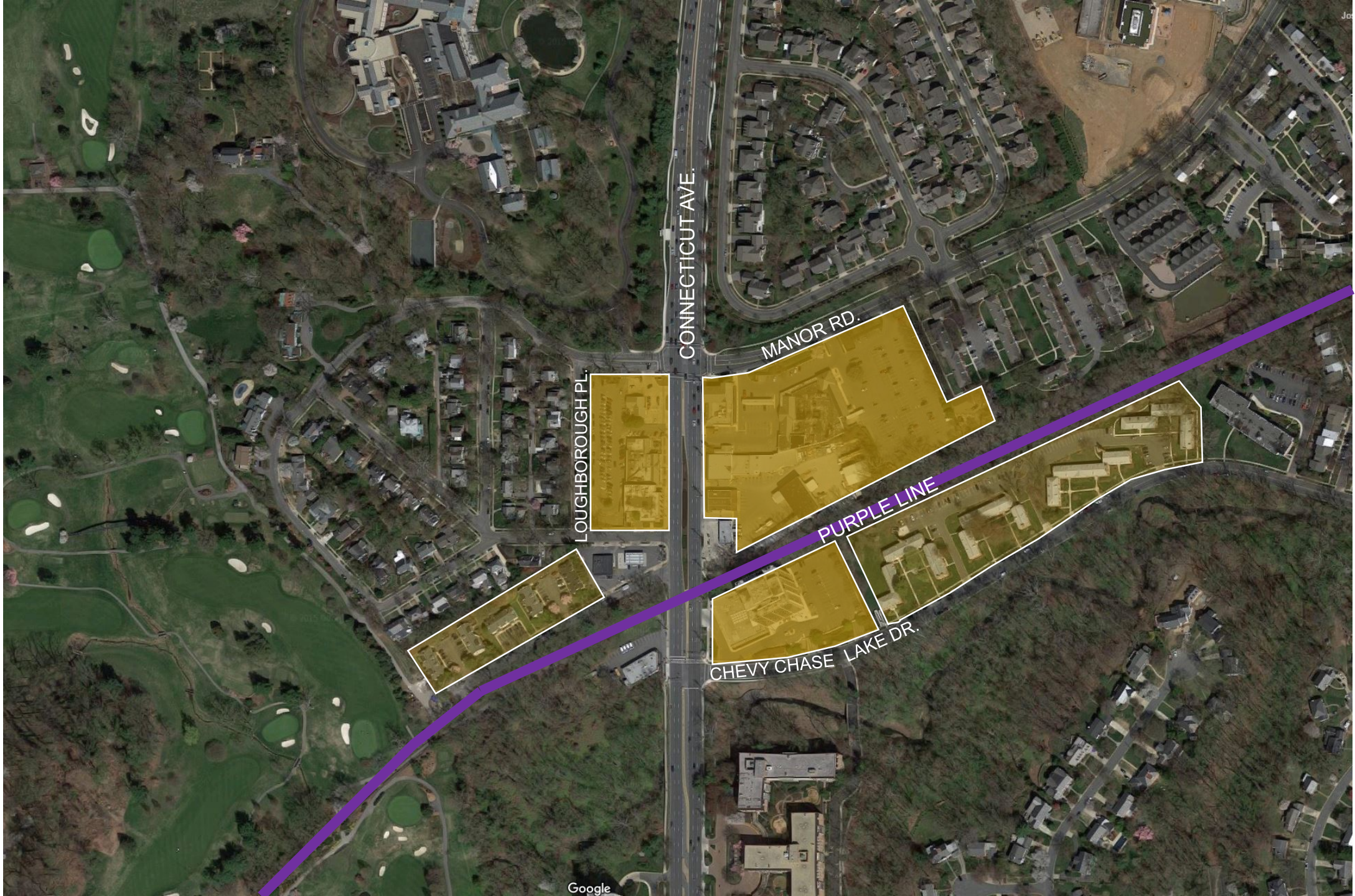


BETHESDA

CONNECTICUT AVE.

CHEVY
CHASE

SILVER
SPRING



CONNECTICUT AVE.

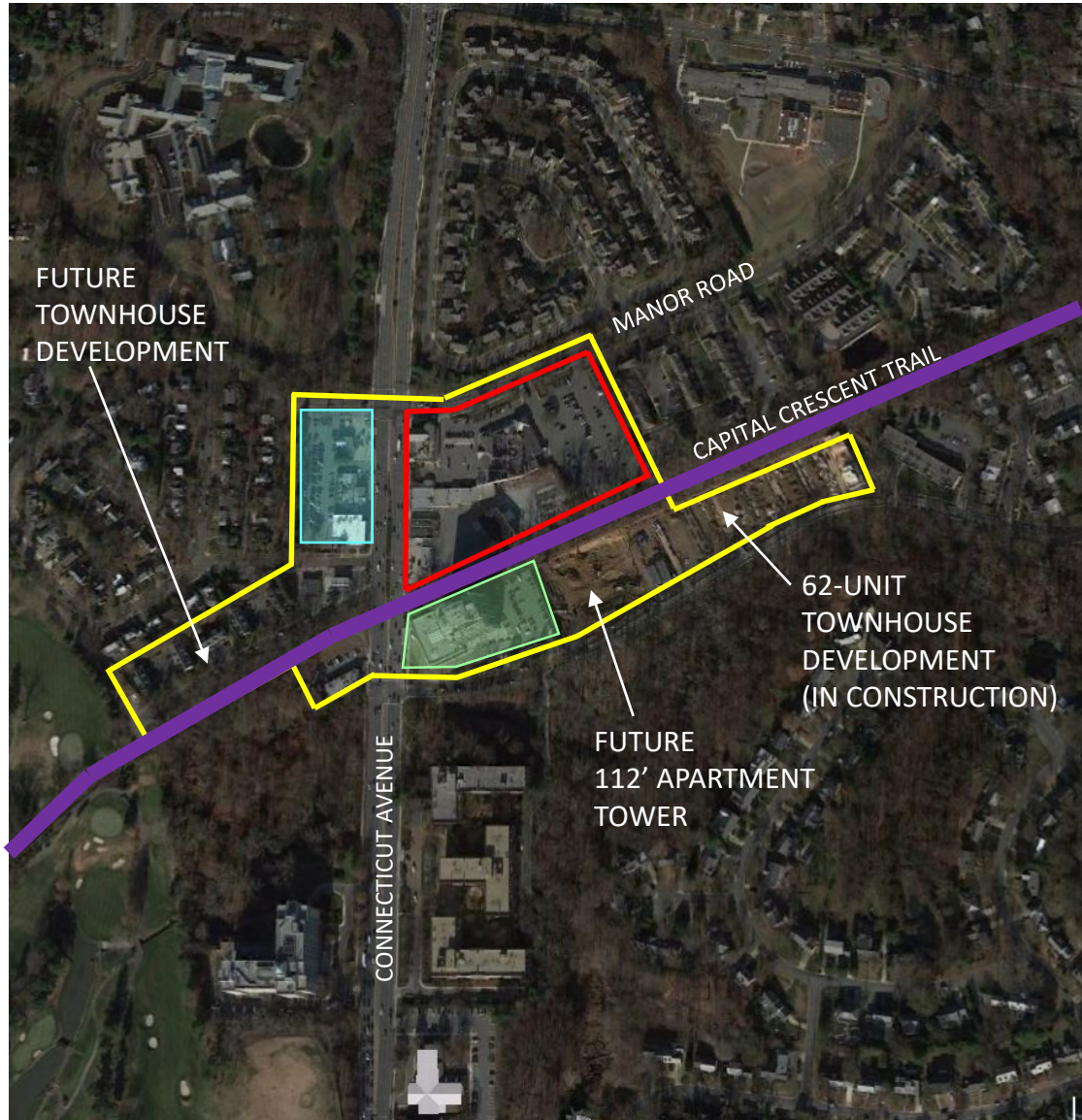
MANOR RD.

LOUGHBOROUGH PL.

PURPLE LINE

CHEVY CHASE LAKE DR.

PROJECT LOCATION



- Chevy Chase Lake Neighborhood "Center" per Sector Plan
- (Block B) Phase 1 Site
- (Block A) Phase 2 Site
- (Block D) Phase 3 Site

EXISTING:

- CHEVY CHASE LAKE EAST SHOPPING CENTER
- 67,009 SQ FT COMMERCIAL

STATISTICS:

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

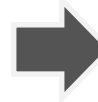
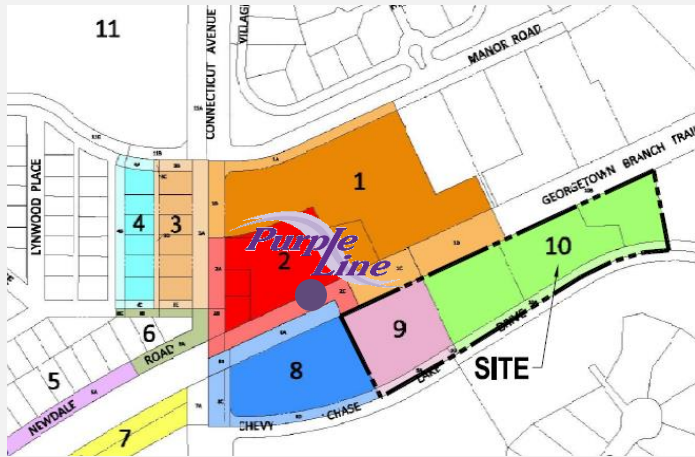
A Public-Private Partnership



A New Mixed Income Community on the Purple Line

Building on a Consistent Vision

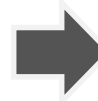
Sector Plan



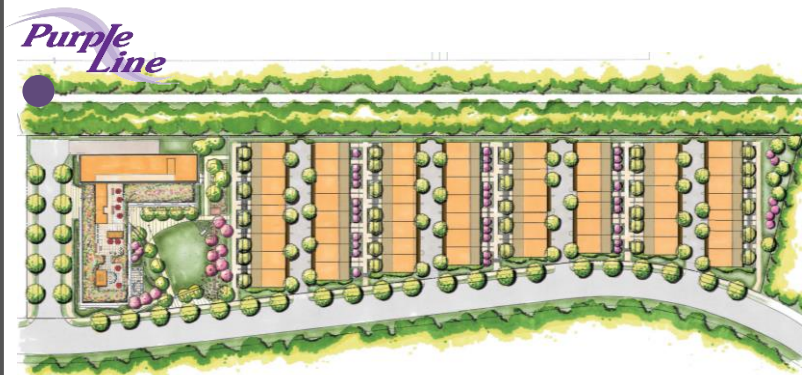
EYA / HOC Concept Plan



EYA / HOC Sketch Plan

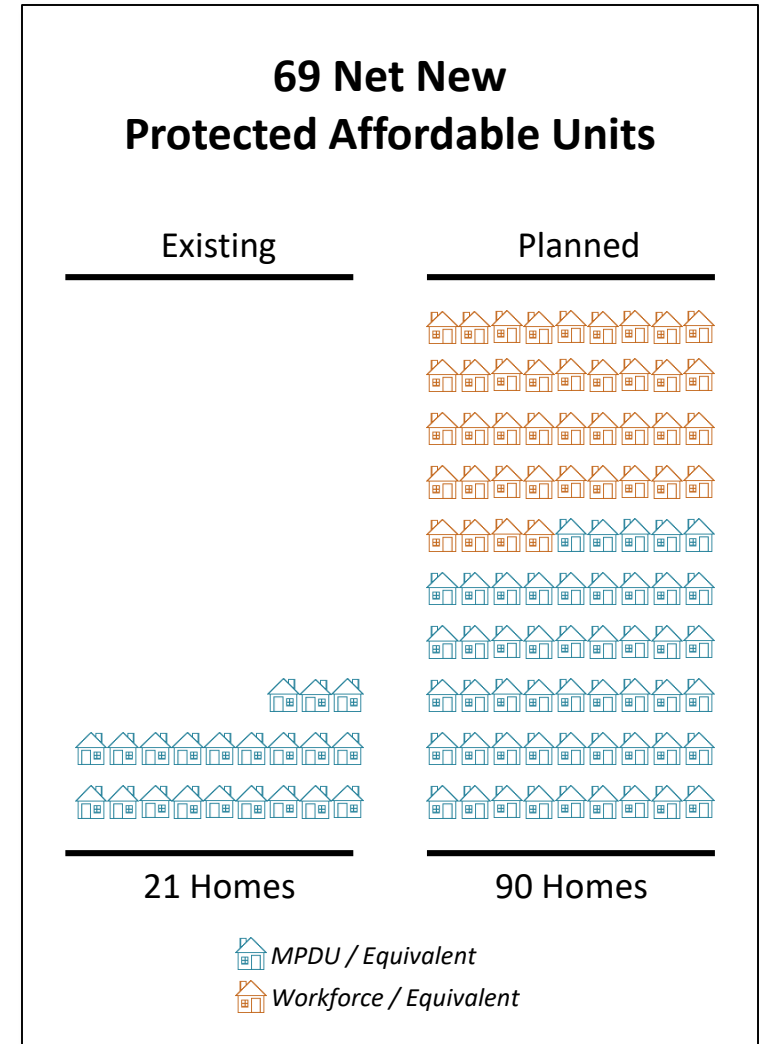


Amnd. Sketch & Preliminary/Site Plans



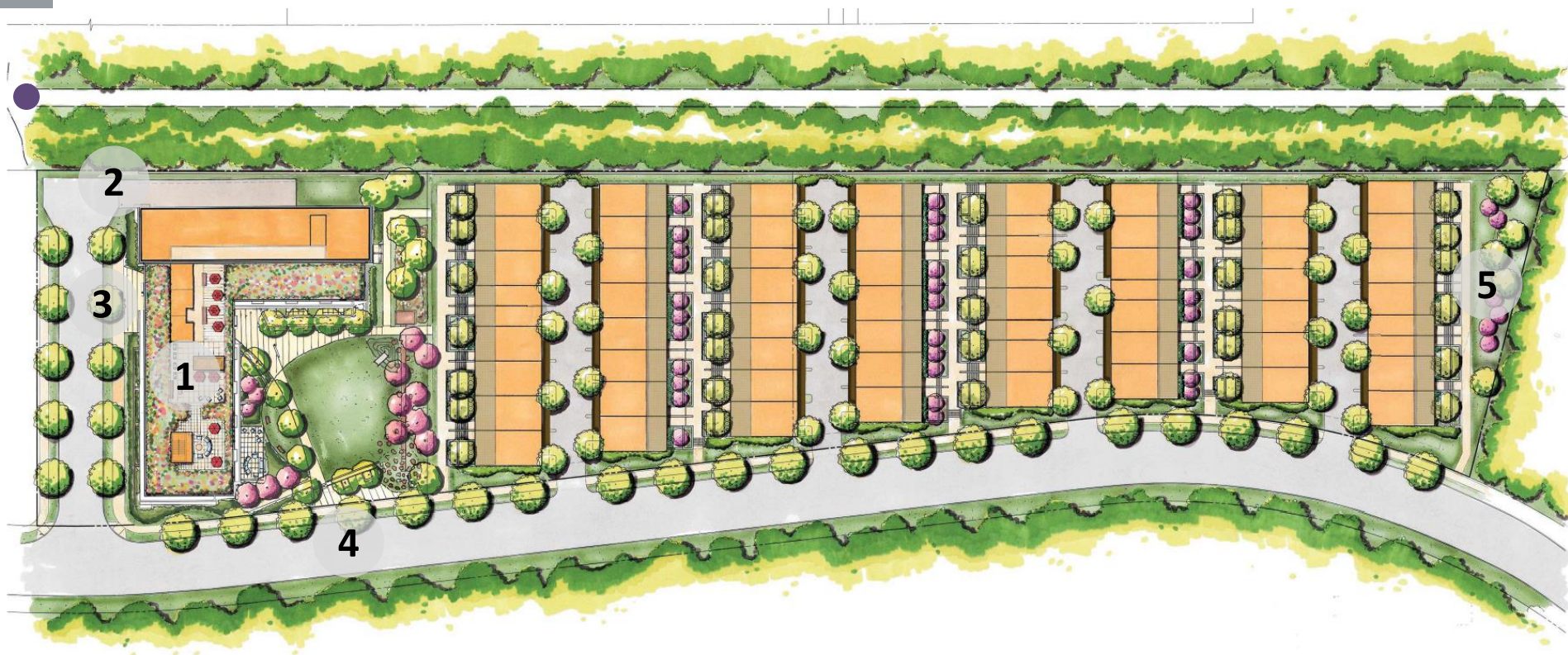
Mixed Income Housing in Chevy Chase

- 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**



A Better Plan Through Collaboration

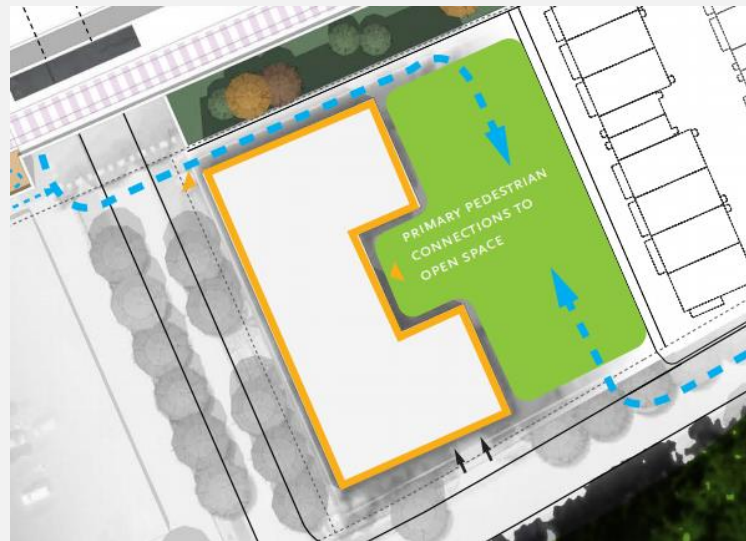
- 1 – New Building Shape and Height, Reduced Massing on Chevy Chase Lake Drive
- 2 – New Garage Entrance Off of Private Street A
- 3 – Improved Pedestrian Connection
- 4 – More Park Frontage on Chevy Chase Lake Drive
- 5 – Front Doors Instead of Parking Facing Hamlet House



Changes to Sketch Plan

- 1 – New Building Shape and Height, Reduced Massing on Chevy Chase Lake Drive
- 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

Original Sketch Plan



Amnd. Sketch & Preliminary/Site Plans



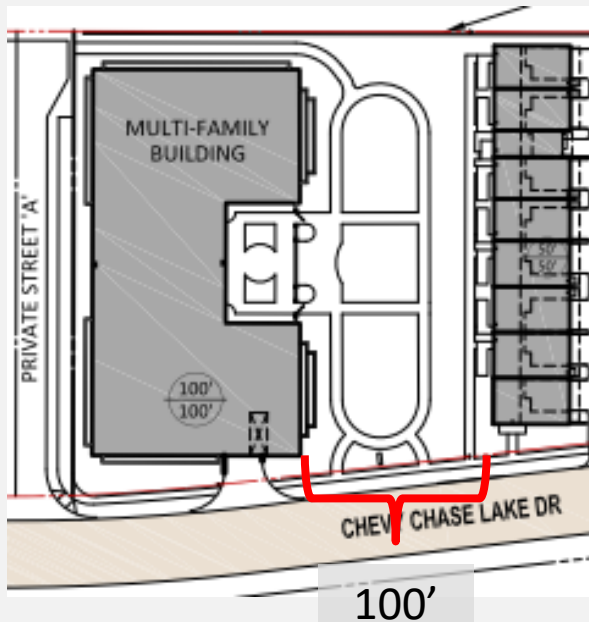


THE LINDLEY

Changes to Sketch Plan

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Amnd. Sketch & Preliminary/Site Plans

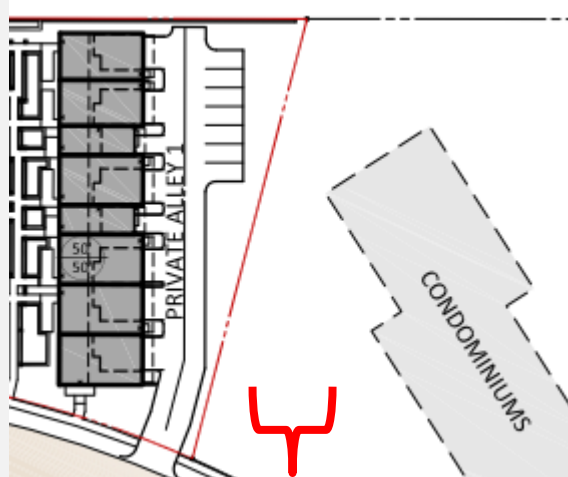




Changes to Sketch Plan

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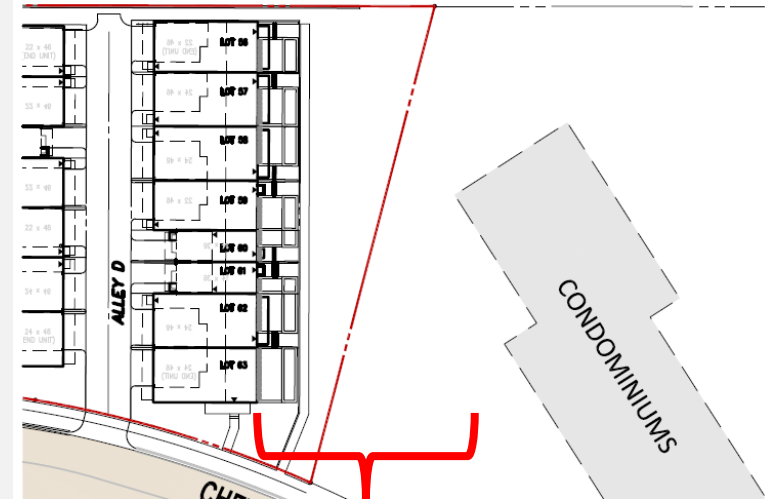
Original Sketch Plan



40' to parking
87' to garage



Amnd. Sketch & Preliminary/Site Plans



88' to front doors

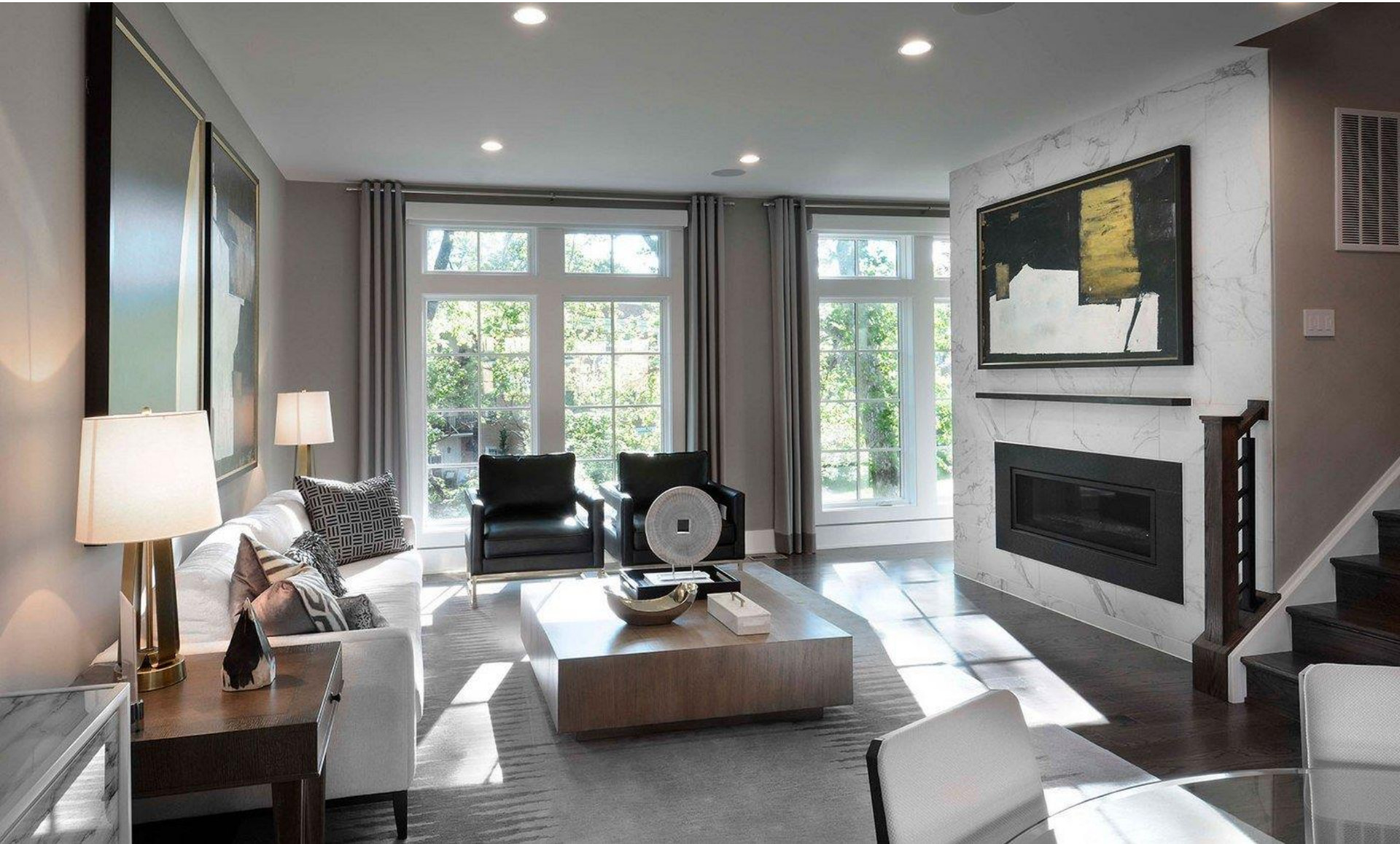
The Brownstones



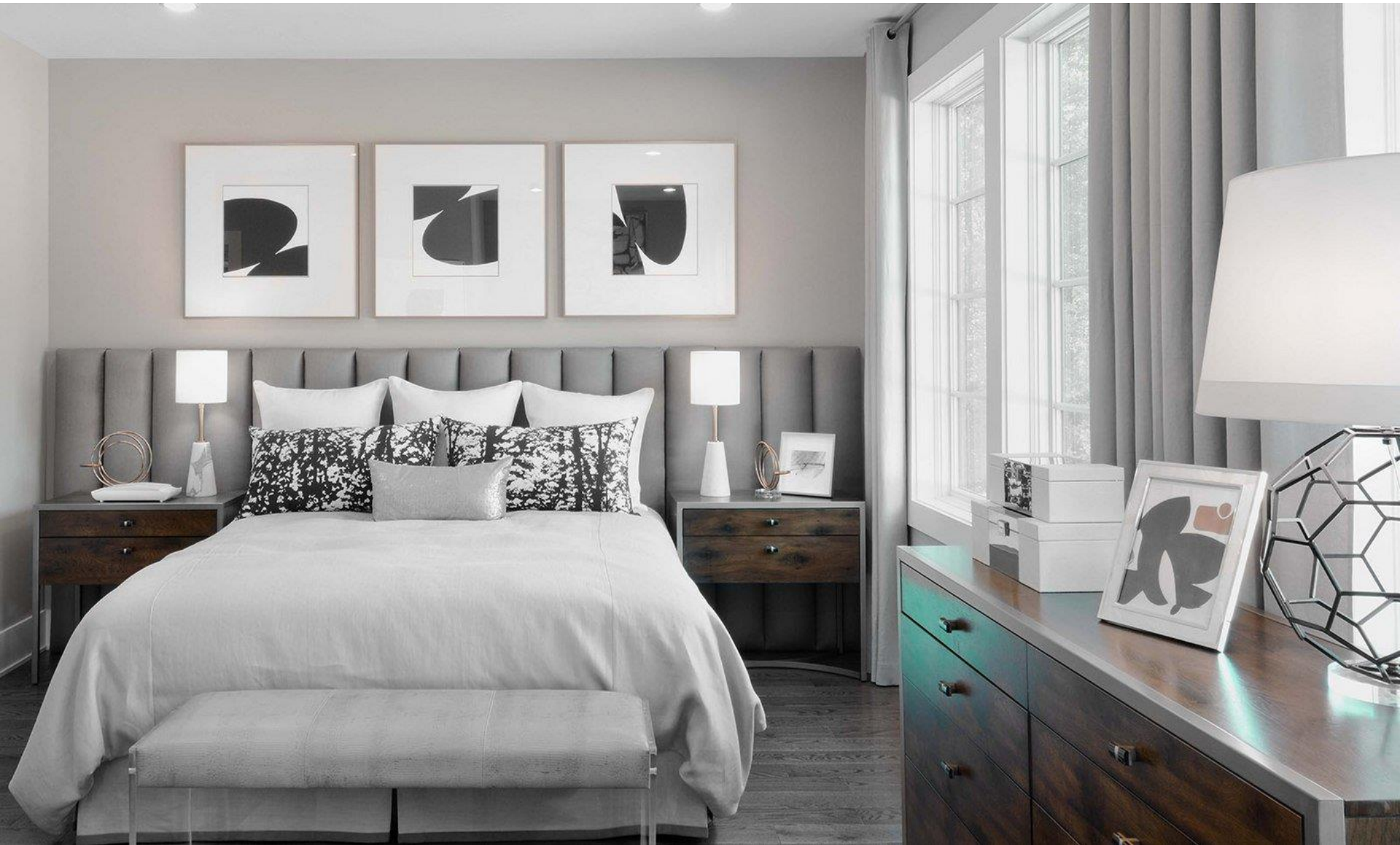
A New Mixed Income Community on the Purple Line



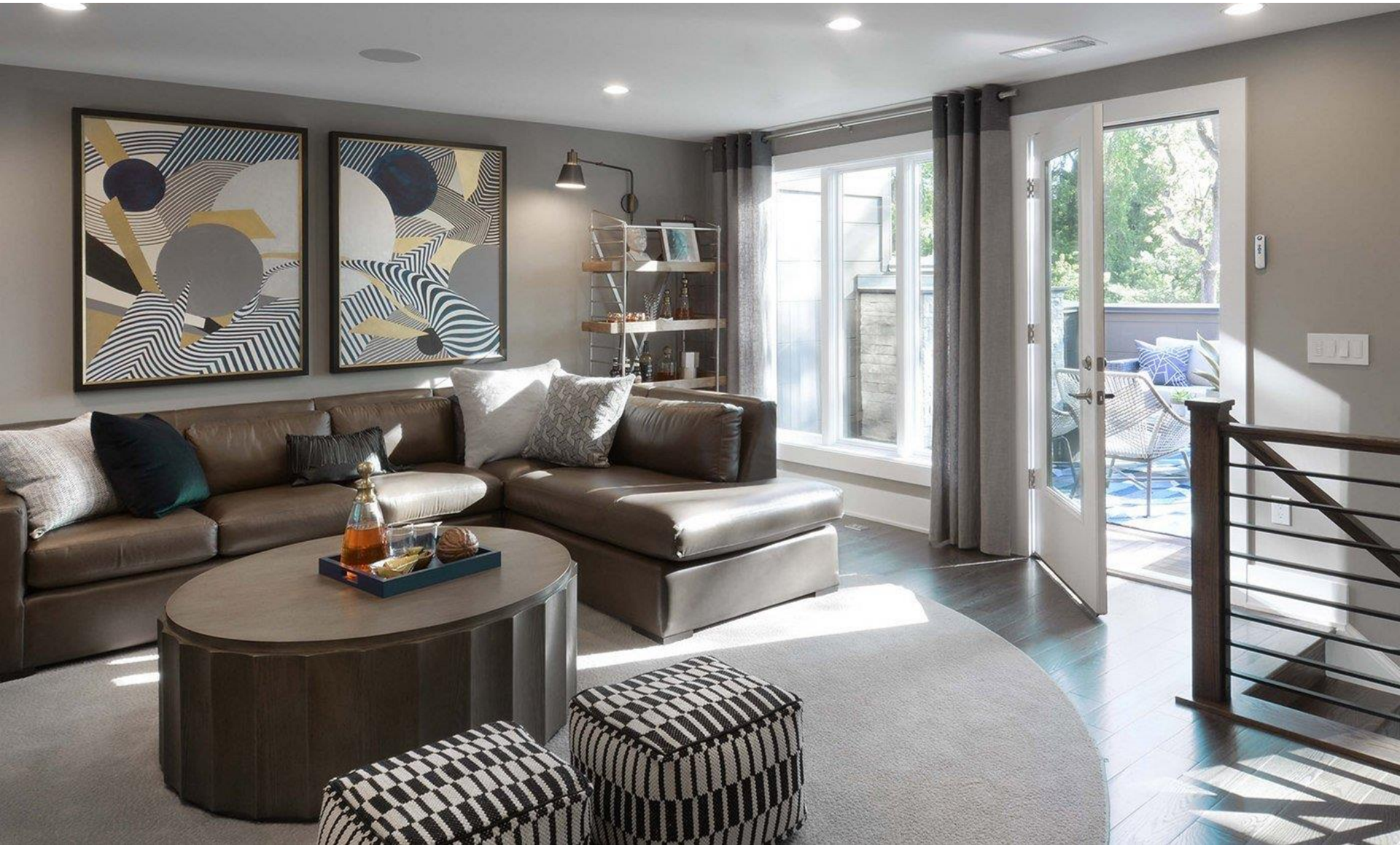


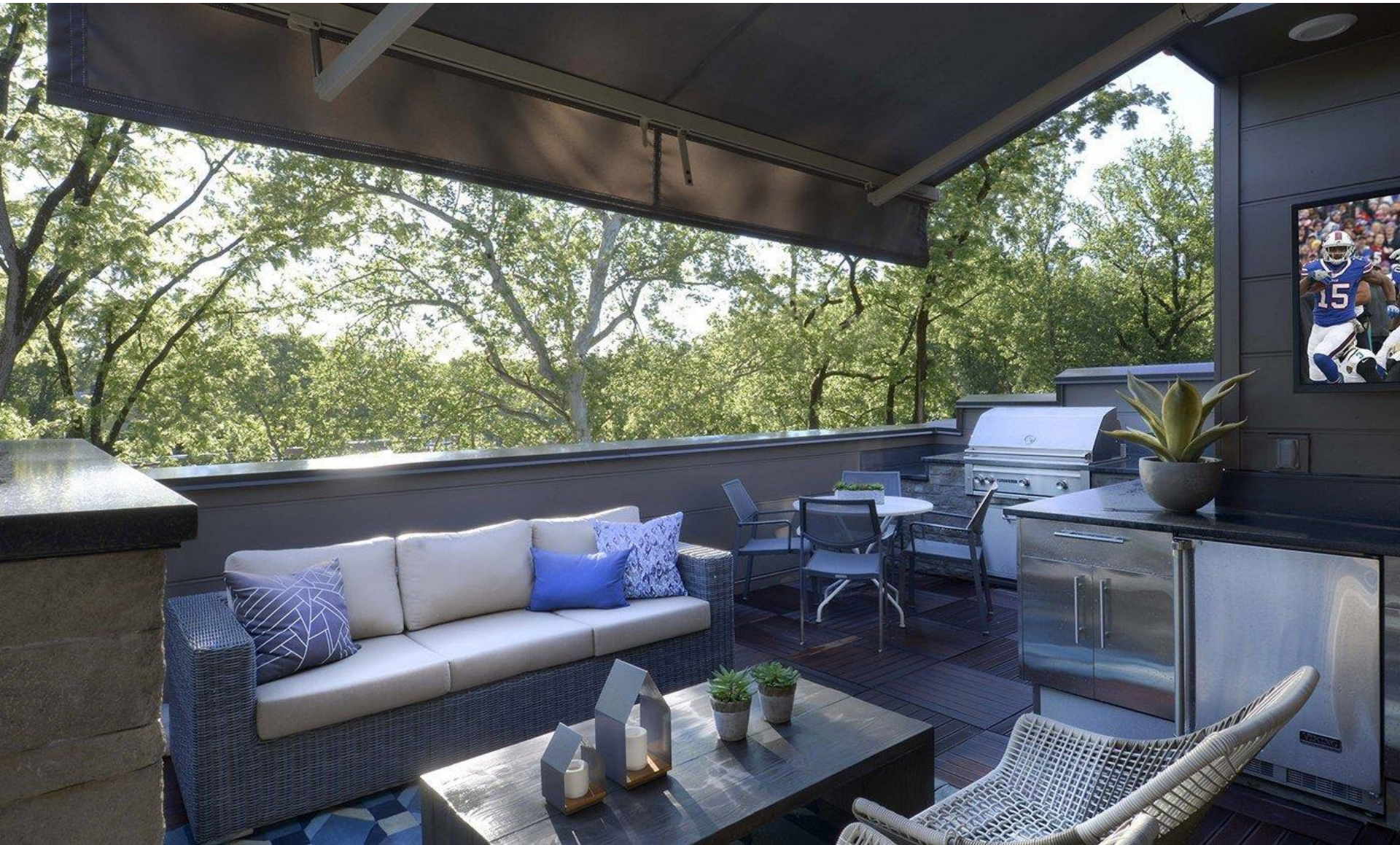












The Lindley



A New Mixed Income Community on the Purple Line















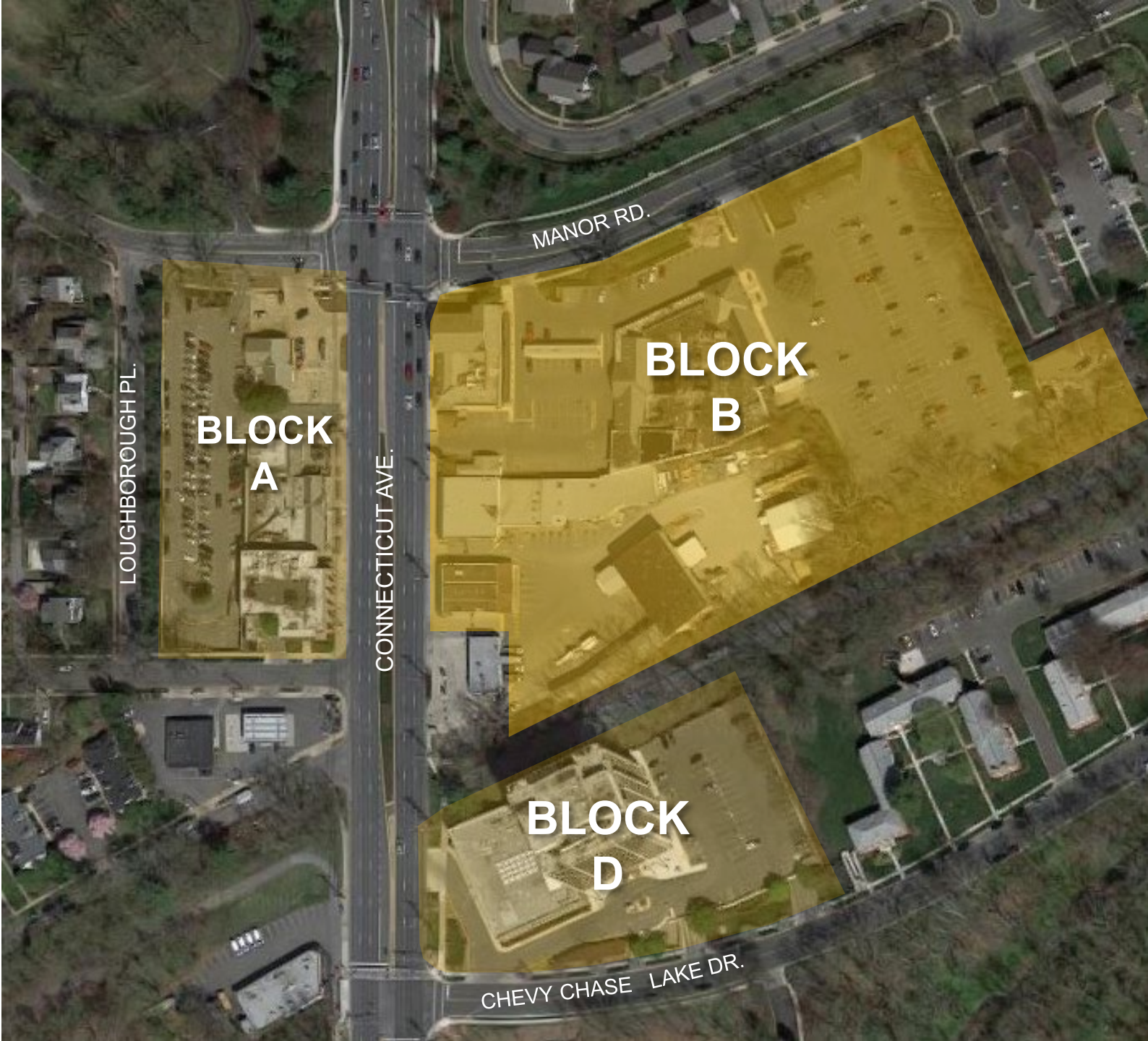












LOUGHBOROUGH PL.

**BLOCK
A**

CONNECTICUT AVE.

MANOR RD.

**BLOCK
B**

**BLOCK
D**

CHEVY CHASE LAKE DR.

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



CHEVY CHASE
LAKE



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



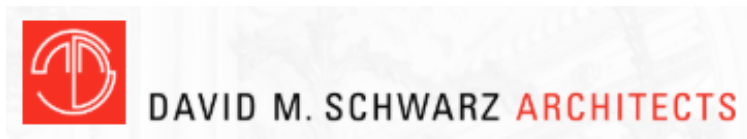
OVERALL SITE PLAN



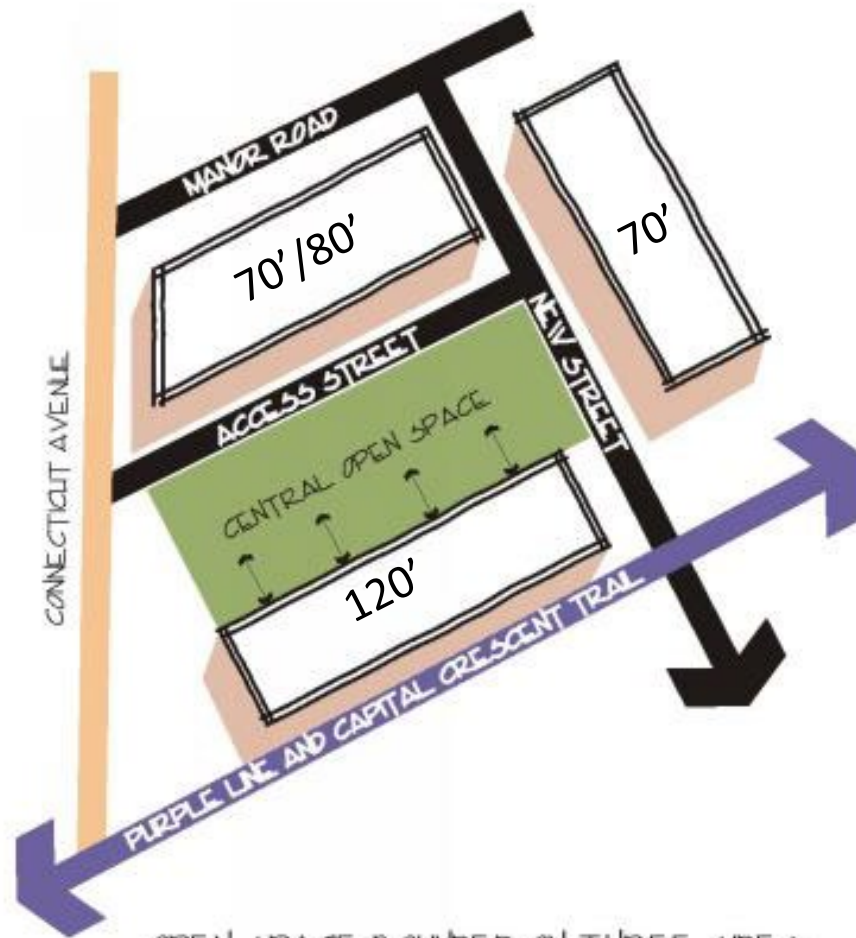
CAPITAL CRESCENT TRAIL

PURPLE LINE
STATION PLATFORM

Thank you for helping us create the extraordinary.



2013/2014 SECTOR PLAN

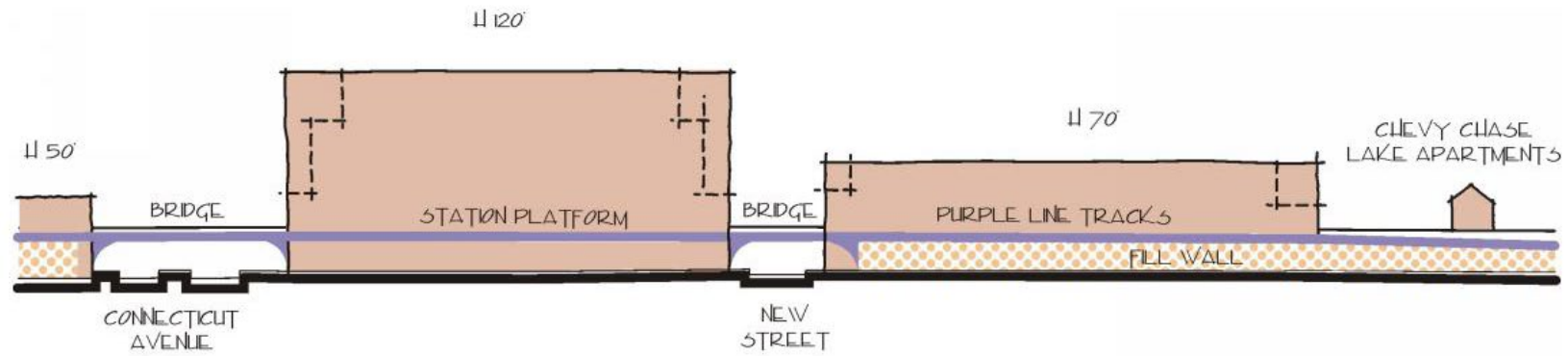


OPEN SPACE BOUNDED ON THREE SIDES BY STREETS AND ON ONE SIDE BY BUILDING ENTRANCES WITH DIRECT PARK ACCESS ON NORTH OR SOUTH SIDE

Image Courtesy
Chevy Chase Lake Sector Plan
Design Guidelines

EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION

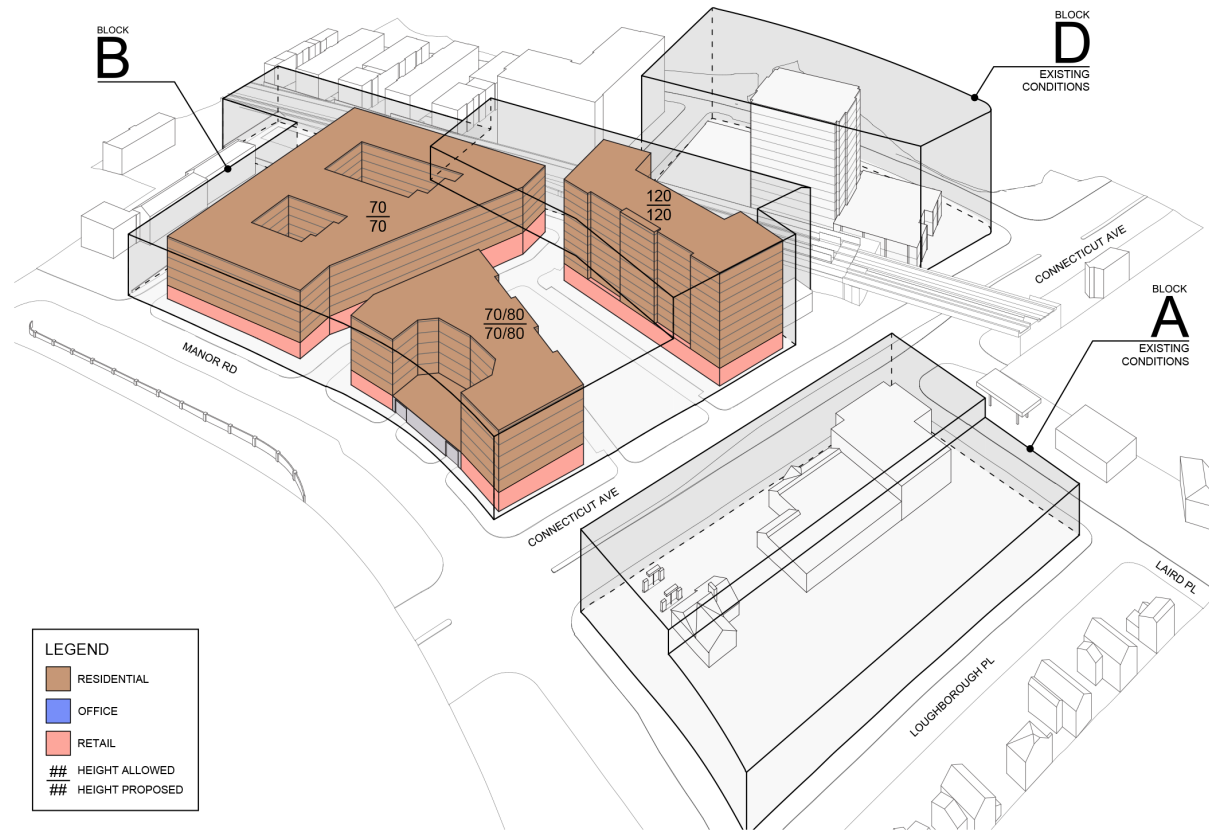
2013/2014 SECTOR PLAN



Images Courtesy
Chevy Chase Lake Sector Plan Design Guidelines

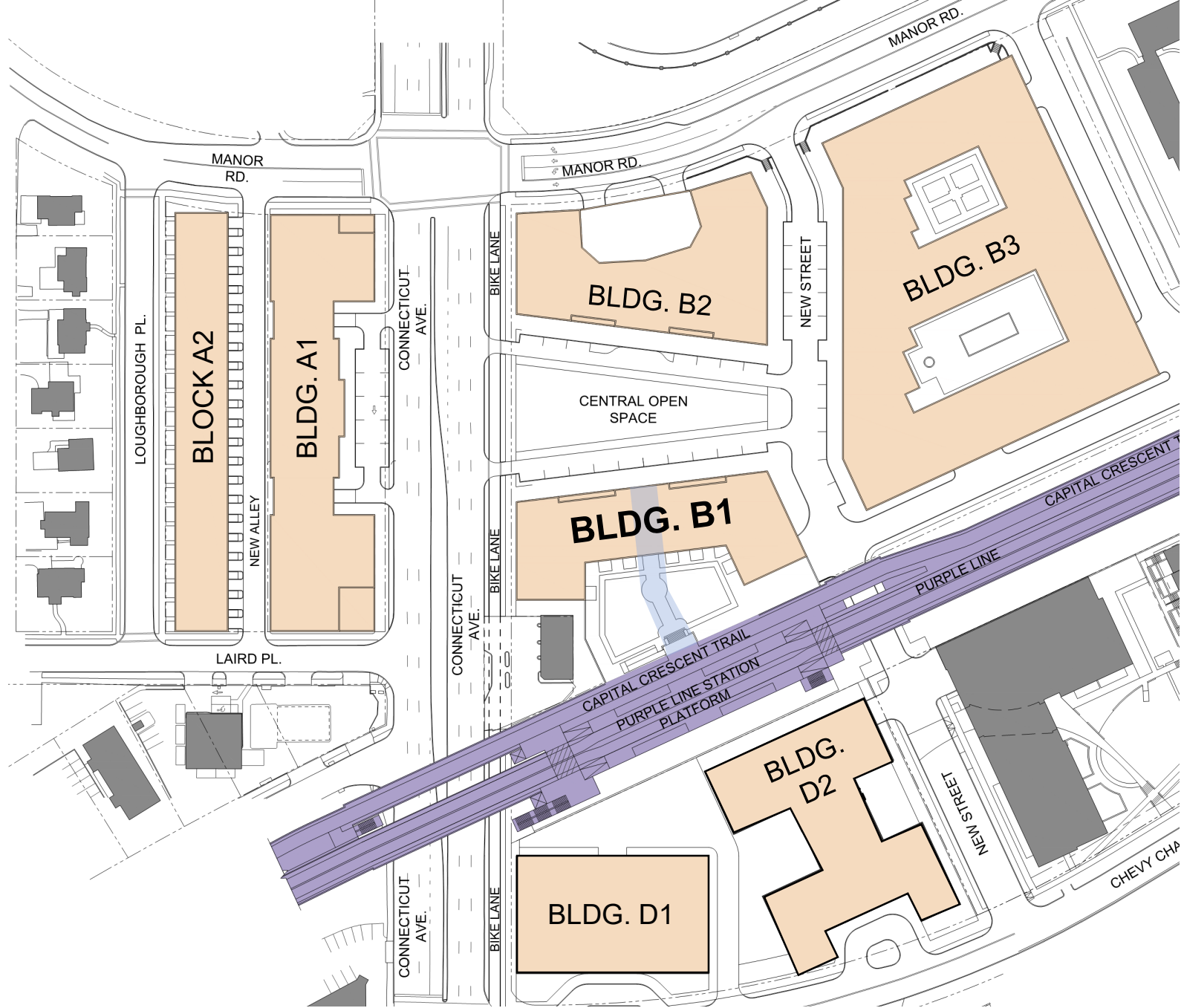
EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION

SKETCH PLAN MASSING AERIAL VIEW

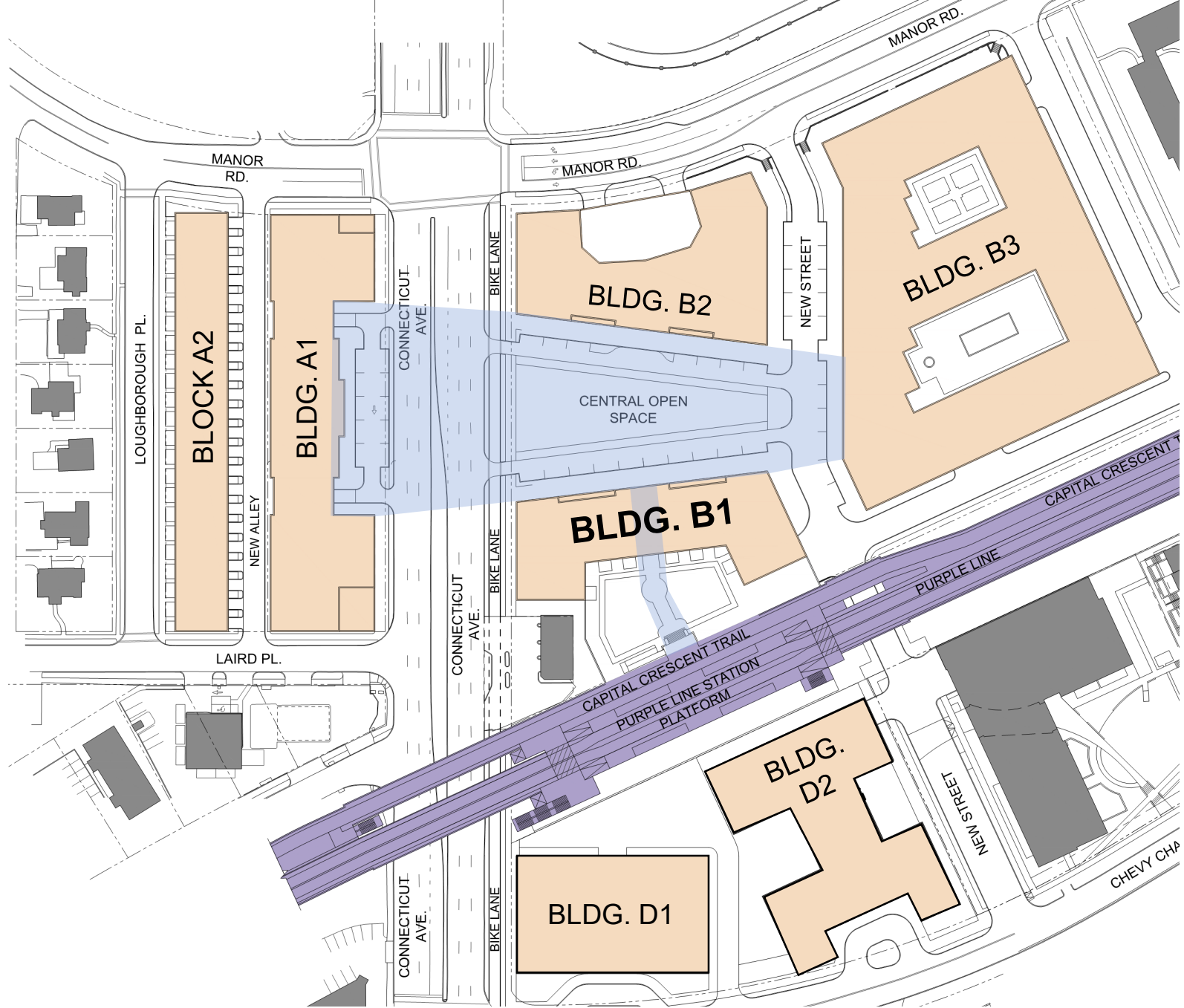


EXISTING CONDITIONS ON BLOCKS A & D

EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION



EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION



EVOLUTION FROM THE SECTOR PLAN & SITE CONFIGURATION



WOODLEY PARK



KENNEDY WARREN



TILDEN GARDENS



CLEVELAND PARK



2029 CONNECTICUT AVE.



THE PARK & SHOP

ARCHITECTURAL CONTEXT: COMMERCIAL & MULTI-FAMILY RESIDENTIAL



PRIVATE DETACHED RESIDENTIAL IN CHEVY CHASE & CHEVY CHASE LAKE

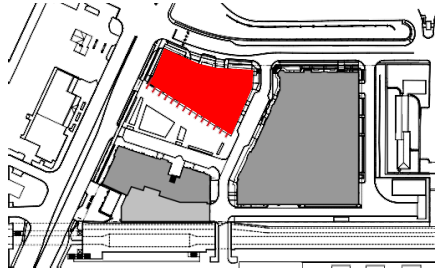


4H HEADQUARTERS

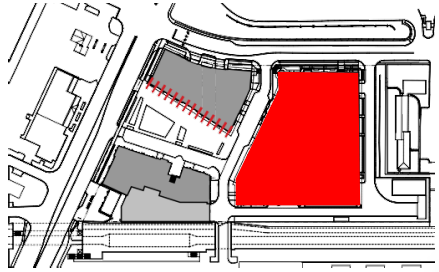


COLUMBIA COUNTRY CLUB

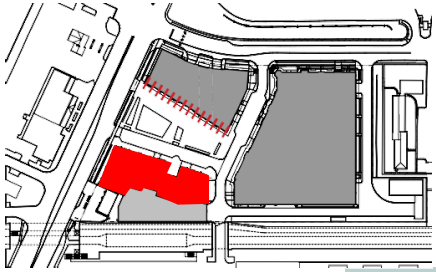
ARCHITECTURAL CONTEXT: SINGLE FAMILY RESIDENTIAL, INSTITUTIONAL & LEISURE



FIRST PHASE – BLOCK B – BUILDINGS B2



BUILDING B3



BUILDING B1 – FROM TOWN SQUARE



BUILDING B1 – FROM ELEVATED PLAZA



BUILDING B1 - GRAND STAIR & ELEVATED PLAZA

OVERALL SITE PLAN



Image Courtesy
MAHAH RYKIEL ASSOCIATES,
LANDSCAPE ARCHITECT

THE SITE & LANDSCAPE









Q&A

Please send in your questions during the discussion into the Chat box below.

They will be answered at the end of the discussion