



# Let's Compare Civic Core Facts!

## CHEVY CHASE *FORWARD*

Building Communities,  
Bridging Divides

The revitalization of the Chevy Chase Civic Core is a once-in-a-generation opportunity to create a vibrant hub with a modern library, community center, thriving retail, and diverse housing. But too often, questions about the project are answered with misinformation. This guide separates fact from fiction.

### The “Fear”

### The “Facts”

#### **Loss of Green Space**

*“They are paving over the only park in Chevy Chase.”*

*The Rift Valley Plan includes more open space than currently exists. More importantly, the new plan provides open space that is intentionally designed to be more accessible, usable, and more attractive than the existing leftover outdoor spaces.*

#### **Massive Scale / Height**

*“New high-rises will dwarf our single-family homes.”*

*This isn't a tower; it's a modest mid-rise apartment building designed with set-backs and high-quality materials to blend with the Connecticut Ave corridor. The zoning sets maximum height at several floors less than older apartment buildings located just 2 blocks away. The proposed project is one floor lower than the maximum height allowed under zoning.*

#### **Privatization of Land**

*“This is a land giveaway to developers.”*

*The Library, Community Center, and Open Space will remain totally public and be accessible to all. This is probably a 99-Year Ground Lease and the District retains 100% ownership. The developer builds the public amenities and provides affordable housing we can't afford otherwise. The disposition of the public land requires that the affordable apartments remain affordable in perpetuity.*

#### **School Overcrowding**

*“Lafayette Elementary is at capacity; this adds hundreds of kids.”*

*The impact on schools can be real and should be addressed by DCPS, but first it needs to be quantified. It should be based on the proposed mix of apartment types - studios and one BR apartments vs. family sized apartments. Typically, new multifamily buildings do not generate a lot of students compared to resale of single-family houses, which is not regulated in any way.*

#### **Traffic & Parking**

*“There will be nowhere to park on the Avenue - neighborhood streets will be crowded.”*

*The proposed plan moves most cars below grade in a garage accessed from McKinley St. to give precious outdoor space back to pedestrians and create additional green areas for recreation. The plan reserves 30 garage parking spaces for the public facilities, which is more dedicated public parking than currently exists. It also includes 8 surface spaces (on permeable paving).*

#### **Utilities**

*“Are our sewer and water systems adequate to handle hundreds of new residents?”*

*Every new building is reviewed for the impact on all utilities before building permits are issued. If upgrades are necessary for the new use, the city or utility requires the applicant to do that work. If the capacity isn't there, no permit will be issued.*

Help us move Chevy Chase *Forward*. Learn more at [www.ccfoward.org](http://www.ccfoward.org) | Join our listserv: [main+subscribe@ChevyChaseForward.groups.io](mailto:main+subscribe@ChevyChaseForward.groups.io)