



What's Going on in Upper Northwest

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Temple Sinai WIN Core Team

Affordable Housing in Upper Northwest: Everything You
Always Wanted to Know but Were Afraid to Ask

Temple Sinai
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Opportunities in Upper Northwest

- Inclusionary Zoning: Private Developers
- Chevy Chase Civic Core
- Western Bus Garage



Inclusionary Zoning: Private Developers

- DC requirements: New or significantly rehabbed buildings of 10 units or more must dedicate 8 to 10 percent of floor space to affordable units
- Developers may offer additional units as part of a planned unit development process
- Limited effect on housing stock



Chevy Chase Civic Core



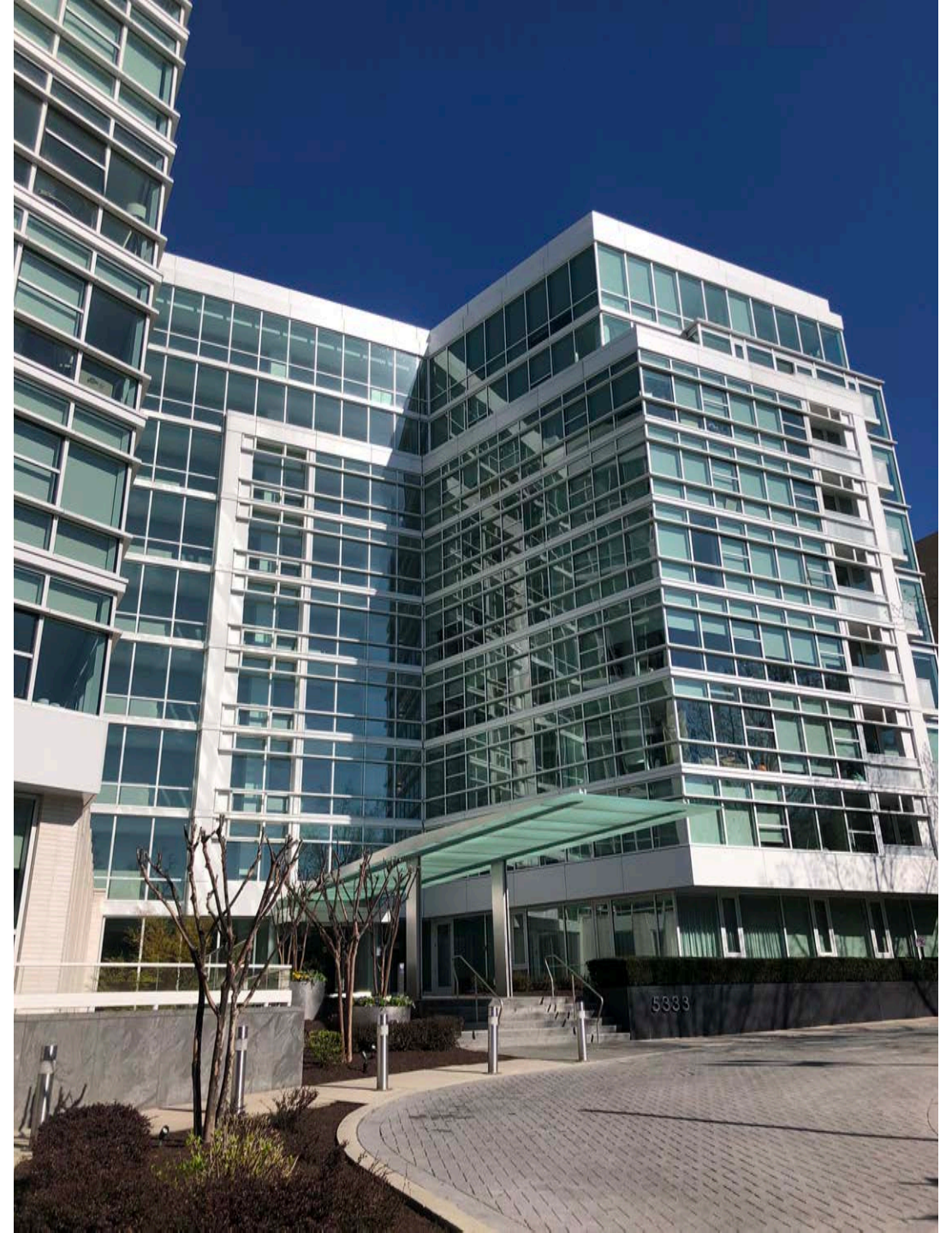
WIN Proposal for Civic Core

- 100 affordable units
- Varying levels of affordability from 30 percent to 80 percent of median family income
- Some family-sized units
- Authentic community engagement to ensure that program meets community needs and design is appropriate for the neighborhood
- Proposal is joint effort with Ward3Vision and Coalition for Smarter Growth
- Full statement: <https://anc3g.org/wp-content/uploads/2023/01/Chevy-Chase-Civic-Core-Goals.pdf>



Concerns about Building Heights

- 5333 Connecticut Avenue (corner of Connecticut and Military)
- The building that many love to hate



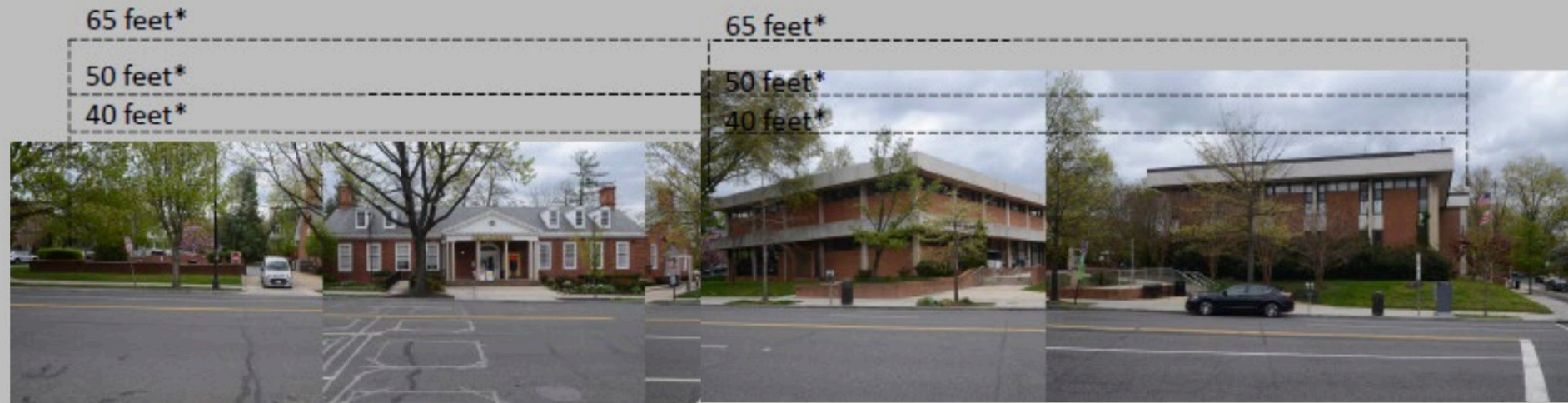
Concerns about Building Heights (continued)



Concerns about Building Heights (continued)

Approximate height of 5333 Conn. Ave. (110')

Approximate height of multi-family buildings on Conn. Ave. south of Livingston Street (90')



Note: all heights shown are approximate
W3V proposes 65' to 75' heights along Conn. Ave.

East side between Chevy Chase Circle, Northampton, and McKinley



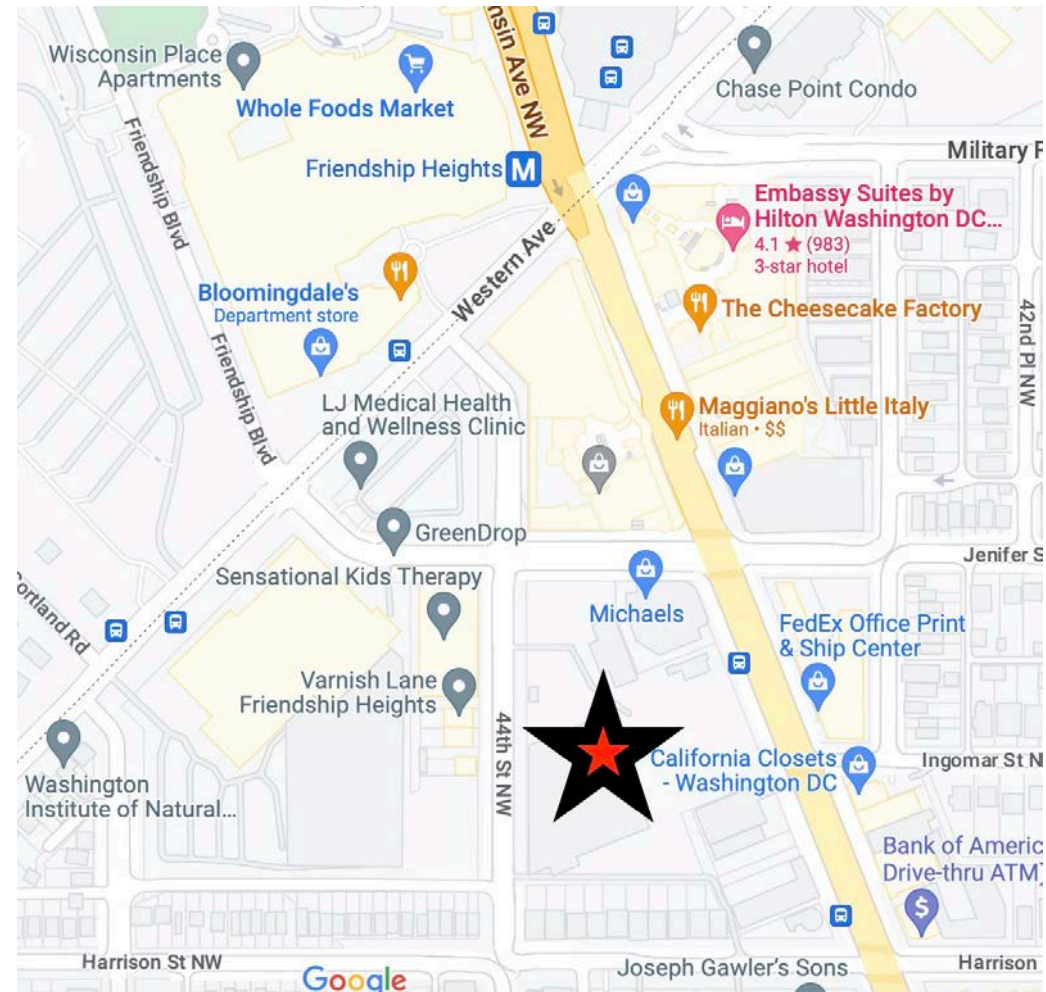
Graphic courtesy of Ward3Vision

Next Steps

- Disposition of 1909 covenant
- Advisory Neighborhood Commission (ANC) activities
 - Community engagement: survey, charettes
 - Adoption of a resolution
- Dep Mayor Planning & Econ Development (DMPED) actions
 - Surplussing
 - RFP for developer: specify program, conditions



Western Bus Garage: Current Site



Western Bus Garage: Current Site



Western Bus Garage: Future Site



Western Bus Garage: Future Site (continued)



Next Steps

- WMATA purchases site
- Community engagement: zoning changes
- Question re additional city financing
- Complete work on future site before selling existing site



Stay Informed!

- Join Temple Sinai's WIN Core Team
- Attend WIN Ward 3 Affordable Housing Work Group monthly meetings via Zoom (next meeting 5/17)
 - email: anneschwartzdc@yahoo.com
- Sign up for WIN's mailing list:
<https://www.windc.org/signup/>

