



June 12, 2013

Councilmember Nancy Floreen
Chair, PHED Committee
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: Chevy Chase Lake Sector Plan: EYA/HOC Alternative

Dear Councilmember Floreen,

On behalf of EYA and Housing Opportunities Commission of Montgomery County (“HOC”), I am writing to request the PHED committee consider an alternative zoning recommendation for HOC’s Chevy Chase Lake Apartments as part of the Chevy Chase Lake Sector Plan. While this letter and the attached concept plan outline the EYA/HOC alternative, we would genuinely appreciate an opportunity to provide in-person testimony in support of this alternative at either of the upcoming PHED committee meetings (June 17 or June 24).

EYA has been following the Chevy Chase Sector Plan process with great interest. Over the past month, EYA and HOC have been working together on a joint development plan that can bring certainty to the County, the community, and HOC with relatively minor modifications to the existing zoning recommendation for the property. As an alternative to HOC’s initial proposal of a higher density multi-family affordable development across the entire site, the EYA/HOC plan proposes 60-70 lower-density single-family townhomes on Parcel 8 and places a more appropriate mix of 200+/- multi-family units on Parcel 7.

The current recommendation of 1.5 FAR on Parcels 7 and 8 is lower than Chevy Chase Land Company’s neighboring parcels and does not allow HOC to utilize the 100’ and 65’ height limits assigned to Parcels 7 and 8. Further, the recommendation to rezone HOC’s property in the second sectional map amendment would delay important public benefits and prevent HOC from adding new affordable housing to Chevy Chase in the near-term.

The EYA/HOC proposal locks in HOC’s redevelopment plan and secures a meaningful supply of affordable housing in Chevy Chase in a way that is consistent with the overall objectives of the County and the community. The plan also delivers both the new road and half-acre park specified in the Sector Plan in the first sectional map amendment while making a seamless transition from the density and massing of a 100’-tall multi-family building on Parcel 7 to less than 50’-tall townhomes on Parcel 8. We believe these lower-density townhomes are more compatible with properties further east on Chevy Chase Lake Drive than the 65’-tall garden-style apartments previously contemplated. In total, the new EYA/HOC alternative proposes approximately 270+/- dwelling units (vs. 335 in the current recommendation or 400 in HOC’s latest request), dramatically reducing the potential impact on the neighborhood.

Two minor modifications to the proposed zoning for the HOC property are required to make this win-win alternative a reality. First, the zoning recommendation for Parcel 7 would need to change

from CRT 1.5 to CRT 2.0. This 0.5 FAR increase on Parcel 7 would enable HOC to deliver a meaningful supply of mixed-income housing with a 200+/- unit building and to take advantage of the 100' maximum height by building 9-stories. The recommendation of CRT 1.5 on Parcel 8 would remain unchanged. Second, Parcels 7 and 8 would need to be rezoned as part of the first sectional map amendment. Bringing the property forward into the initial stage of redevelopment ensures the new road and park are delivered in the near-term and will have a positive impact on the surrounding community. Given the real nature of this development plan and our desire to move forward with redevelopment quickly, we believe both parcels should be moved into Stage 1. An alternative would be to allow the townhome component to move forward in Stage 1 and provide for an exemption from staging for buildings containing 20% or more affordable housing as has been done in several other recent sector plans.

Chevy Chase Lake Apartments - Zoning Comparison

	Parcel 7			Parcel 8	
	Proposed Rec.	Current Rec.		Proposed Rec.	Current Rec.
Zoning	CRT 2.0	CRT 1.5	Zoning	CRT 1.5	CRT 1.5
FAR	2.0	1.5	FAR	1.5	1.5
GSF	143,112	107,334	GSF	245,721	245,721
Height	100'	100'	Height	50'	65'
Staging*	1st SMA	2nd SMA	Staging	1st SMA	2nd SMA

* Alternative for Parcel 7 would be to exempt properties with >20% affordable from staging requirements

We believe this new EYA/HOC alternative is compelling and ideally addresses the concerns of the County and HOC in a way that is most compatible with the community's preferences. We are excited by the potential of partnering with HOC and working with the County to implement this vision for the property. We have scheduled meetings with both M-NCPPC staff and the PHED Committee members to review this proposal and would greatly appreciate an opportunity to present this plan in front of the PHED Committee on either June 17th or June 24th.

In the meantime, please let us know if we can provide you with any additional information regarding this proposal.

Sincerely,

Bob Youngentob
 President
 EYA, LLC