

Chevy Chase Civic Site Our RFP Community Meeting 2

October 18, 2023



DC Public Library



District of Columbia
Office of Planning



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Welcome & Acknowledgements

Agenda

1. Welcome & Acknowledgements

- EOM/DMPED – Gilles Stucker
- Councilmember Matthew Frumin
- ANC – Lisa Gore & Peter Gosselin

2. Presentation

- Our RFP
- Process/Timeline
- Key Themes & Draft Community Preference Language

3. Breakout Engagement Stations

4. Report Out

5. Next Steps

Our RFP

Our RFP: What is it?

An Our RFP is a Mayoral Initiative that will incorporate community engagement early in the request for proposals (RFP) process.

Early engagement with the community will ensure that the public's perspective and priorities are understood in conjunction with the District's goals when crafting and issuing the RFP for the Chevy Chase Civic Site.

The process is intended to provide transparency throughout the RFP process as well as accountability for delivering public benefits through the Our RFP Process.

Our RFP: How is it Different from an RFP?

The Our RFP adds community preferences into the RFP.

The RFP will continue to include: Project Description, Development Considerations, DPR and DCPL facilities, Planning and Zoning Framework, Transportation Planning Framework, and Public Space Framework.

Examples of Our RFP Community Preferences

Parcel 42

- High quality and innovative architectural design
- Mixed use development should include a vibrant retail mix that includes destination and neighborhood serving retail
- The residential mixed income component should maximize affordability
- Active, publicly accessible space
- Encourage pedestrian activity, include vibrant streetscapes, and incorporate sustainable landscaping in the surrounding public space.
- Any structures and landscaping should have a minimal impact on the environment and should strive to exceed the minimum Green Building requirements
- Local hiring and business opportunities

Examples of Our RFP Community Preferences

Northwest One

- **Housing Priorities:** a significant portion of larger, family-sized units, and as much affordable housing above the 211 replacement units and the 30% minimum requirement for District dispositions as viable, targeting the lowest income bands
- **Design and Density:** incorporate connections throughout the site and provide residents access to amenities and gathering space
- **Ground Floor and Public Space:** opportunities for the activation of ground floor uses, such as retail or neighborhood services, and sustainable public space improvements that promote both active and passive use

Examples of Our RFP Community Preferences

Eastern Branch Boys and Girls Club

- **Housing Priorities:** opportunities for homeownership, housing reserved for seniors, multigenerational housing, and a preference for family-sized units
- **Public Space and Sustainability:** exceed Green Building requirements (add sustainable elements, maximize energy efficiency) and include sustainable landscaping (rain garden, low impact, etc.)
- **Club “Wall of Fame”:** preserving the “Wall of Fame” inside of the Eastern Branch Boys and Girls Club if the future development of the site is new construction

Process

Engagement (So Far)

- Surplus Hearing - January 2023
- Community Survey - Spring 2023
- Stakeholder Audit - Summer/Fall 2023
- Our RFP Meetings - Fall 2023

RFP Process [9 Steps]

- 1.** Providing comments as part of the 1/12/23 Public Surplus Hearing [Completed]
- 2.** Responding to the Spring 2023 community survey related to the public facilities [Completed]
- 3.** Engaging in the Our RFP process to include community preference in an eventual solicitation **[Now]**
- 4.** Providing comments during any Public Disposition Hearing
- 5.** Providing comments directly to ANC 3/4G, which will inform any future resolutions provided to DMPED
- 6.** Providing testimony to the D.C. Council as part of a Surplus Resolution hearing
- 7.** Providing testimony to the D.C. Council as part of a Disposition Resolution hearing
- 8.** DPR, DCPL, DMPED and the selected RFP respondent will conduct a series of public engagement opportunities related to the programs and services of the public facilities following any RFP selection
- 9.** The public may continue to provide comments directly to the Executive, Council and ANC 3/4G

RFP Timeline

- Release of the RFP: Fall of 2023
- RFP Responses Received: Winter of 2023/4
- Public Disposition Hearing (where RFP Respondents Present to the Community): Spring of 2024
- RFP Respondent Selection: Summer 2024
- Surplus and Disposition Resolutions to the D.C. Council: Fall 2024
- Commencement of Construction: 2026

Recap of 10.18

- 349 RSVPs
- Approx. 250 in person
- 70+ online attendees
- 792 comments and questions
- Welcome & Presentations from DMPED, The Office of Planning, DC Public Library, DC Parks and Recreation, Councilmember Frumin, ANC Chair Gore, and Commissioner Gosselin
- Materials from Saturday & today will be posted to DMPED website (<https://dmped.dc.gov/>)



From Saturday to Now

- LINK
 - Captured all community feedback
 - Post-its, jamboards, index cards, Q&A
 - Reviewed (again) the record of engagement up to this point
 - Summarized key themes for each topic
 - Drafted Our RFP community preference language

Themes and Draft Language

Themes



Housing



World-Class
Library &
Community
Center



Open Space



Sustainability,
Resilience, &
Accessibility



Reflection of
the History of
Chevy Chase



Exemplary
Architecture



Transportation &
Parking



Other

Themes



Reflection of
the History of
Chevy Chase
(59)



Exemplary
Architecture
(67)



Open Space
(69)



Sustainability,
Resilience, &
Accessibility
(89)



World-Class
Library &
Community
Center
(91)



Transportation &
Parking
(116)



Housing
(201)



Other
(Moved to
categories
above)

Reflection of Chevy Chase History – Key Themes

Historical Integrity. There is a need to preserve an honest accounting of the history of Chevy Chase, including the great things that happen here as well as a history of exclusionary practices and processes.

Art & Culture. There is a desire to look at creating lasting and memorable forms of art, literature, and placemaking that allow for conversation, reflection and create a space of accessibility and belonging.

Formal Documentation. In addition to outward displays, such as art, plaques, or wayfinding, it is important to formally collect and preserve (such as through archives) the history of Chevy Chase, both the past and our progress.

Reflection of Chevy Chase History – Draft Language

Proposals should outline dynamic ways to bring to life both the historical legacies and learnings of Chevy Chase, DC through memories (collections, signage, interpretation) and action (an inclusive space for all).

Exemplary Architecture - Comments

How much autonomy will the developer have after the contract is let? Concern that they will change to something "cost effective" and ugly

The libraries like Cleveland Park and Tenleytown are lovely. My concern is the degree of control DC has over the design with the current process

Would like to see solar panels and green garden and other features to adjust climate issues

A 5 to 6 story building would be great.

I agree with the 5 to 6 story building.

Acoustics must be taken in account in the architectural design, particularly for meeting rooms. (The new Lafayette Rec center main meeting room has horrible acoustics.)

I think the new civic core design should relate well to the context of the neighborhood. I really like the images in the Chevy Chase Small Area Plan document on pages 19 and 20.

I would love large shatter proof windows. I would love a lovely green transition between the library and the community center. I would love affordable housing.

67 Comments in person and virtually



Exemplary Architecture – Key Themes

Forward-Looking, Unique, and Chevy Chase Identity. Community members want the design to be world-class and bold, but ensure it is done in the context of our Chevy Chase neighborhood. The community wants a fresh and welcoming environment that is infused with innovation *and* the neighborhood identity.

Vibrant Streetscape and Light. Preservation of natural light and designs that engage the streetscape. There's an emphasis on creating warm, well-lit spaces that incorporate elements of nature, like trees and green decor, and the idea of a "Gateway to Chevy Chase" was positively received.

Integrated and Intentional. The challenge and opportunity is how to design a multi-use project that presents as an integrated and intentional campus. We seek to address head-on the perceived conflicts between added density and preservation of open space, of affordable housing and appropriate height, and other "trade offs" that may be solved through innovative solutions.

Exemplary Architecture - Draft Language

We want a forward looking project, in a context that fits *this* community. We want to be inspired, not overwhelmed.

Open Space - Comments

Community Graden, outdoor basketball, tennis board

Small seating areas in the open space should be included.

Community Graden, outdoor basketball, tennis board

Forgot to add... within the community center- a good-sized exercise facility with variety of workout equipment and room for group exercise classes.

want to keep the rough amount of open space that now exists. Most of this should be openly accessible, not behind locked doors or on the roof. It also needs to be open to sunlight, not indoor

there is a benefit in and of itself for having less density. If the other parts are going to be more than a few stories high, its important to have open space that does not feel canyonlike

my kids use the basketball court all the time with friends. would hate to lose it. they are teens. They are unlikely to use it if they have to go into the building

don't want a canyon between buildings, want genuine open space

roof top space is extra, am not counting rooftop as "open space"

Mix of seating. Some tables with seating would be great.

I liked all you said - rooftop, sports, dog (dog park?) seating area - both just benches and others w tables. A community garden would be cool.

Dog parks are not important, there are plenty of other parks locally

want to preserve basketball court (that is available is available even when the building is closed, so not on roof); tot lot, tennis wall/facrosse wall. Community garden is great.

I don't think sports, tennis etc need to be added to the library/community center. There are parks within easy walking distance (Lafayette, etc) with tennis, BB.

Outside performance area and stage would be great

performance and live music areas are important, where children can be encouraged to perform

community gardens



69 Comments in person and virtually

Open Space – Key Themes

Recreational and Outdoor Spaces. The community highlighted the importance of recreational and community gathering spaces. Requests included a need for outdoor seating, workspaces, benches, and places to rest/read/reflect. Residents advocated for preserving existing amenities such as basketball, pickleball and tennis courts, and improved playgrounds.

Community Gathering Spaces. There is a strong preference for creating active outdoor areas that support community gatherings and spaces for multi-generational use. Suggestions were made for the inclusion of performance areas, usable rooftop space, and spaces to hold community events. Ensuring that open spaces do not feel confined in “a valley” between buildings was another key concern.

Green Spaces. The community places a high value on green space. Residents expressed a strong desire for outdoor areas that include amenities like tree coverage, native and adapted species, well-maintained outdoor spaces, gardens, etc. Community members advocated for reviewing any underutilized outdoor areas and maximizing spaces for meaningful public use.

Open Space – Draft Language

Proposals should seek creative ways to ensure as much active open space as possible on the site through incorporation of at-grade open space, accessible rooftops, terraces, and other inclusive outdoor spaces.

Sustainability, Resilience, & Accessibility – Key Themes

Sustainability: Go Beyond. Development on the site needs to go beyond the legal requirements for sustainability standards. Think expansively about what the community expects of this space—like a net zero goal—and what’s possible when we push the limits of our imaginations.

Resilience: Build for the Future. The world is rapidly changing, and so are the needs of our community and its members. This new campus must be flexibly equipped not only for current demands, but to meet the diverse range of challenges and opportunities that the future could hold, including handling the demands of a changing climate, and the increasing uses of civic spaces as emergency gathering spots.

Accessibility: Pursue True Inclusivity. It is vital to create a space that not only accommodates physical access for all, but creates a truly intentional, thriving environment of inclusivity, welcoming, and belonging.

Sustainability, Resilience, & Accessibility – Draft Language

This project must be built to meet the needs of both the present and the future through sustainable building practices, biophilic design, and for robust life cycle performance.

World-Class Library & Community Center – Key Themes

Space & Flow. There are many in the community who want the facility to allow for maximum usage and a good flow between the Community Center and the Library. There is a desire for modern spaces with dynamic elements such as a cafe, maker-space, meeting rooms, etc.

Co-located, co-designed, co-programmed. It is important to the community that co-location does not just mean buildings that are attached, but buildings and uses that are truly integrated. This includes civic uses and possible residential/retail uses and open spaces.

Well-Maintained Shared Space. Increased shared space is a priority for the community, and it is vital that space be well maintained.

World-Class Library & Community Center – Draft Language

Drawing from both hyperlocal and global best-practices, this facility should set the standard for co-located civic integration and engagement, both in design and delivery.

Transportation and Parking – Key Themes

Accessible Mobility. Community stressed the need for improved public transportation and accessible transportation for people with disabilities, and the importance of making the area bike and pedestrian-friendly.

Sustainable Transportation. Transportation assessment should be done in the context of current and projected use of space from a transportation standpoint. Comments included creating opportunities for more sustainable modes of transportation, such as walking, biking, electric charging stations and public transit. Some community members noted a need for a traffic study as a part of this development.

Parking and Land Use Optimization. Community expressed a preference that parking be below ground to maximize surface space for programming and development. The key idea is to optimize land use and prioritize open spaces and recreational facilities while considering the parking needs of existing businesses and residents, and the proposed new uses for the site.

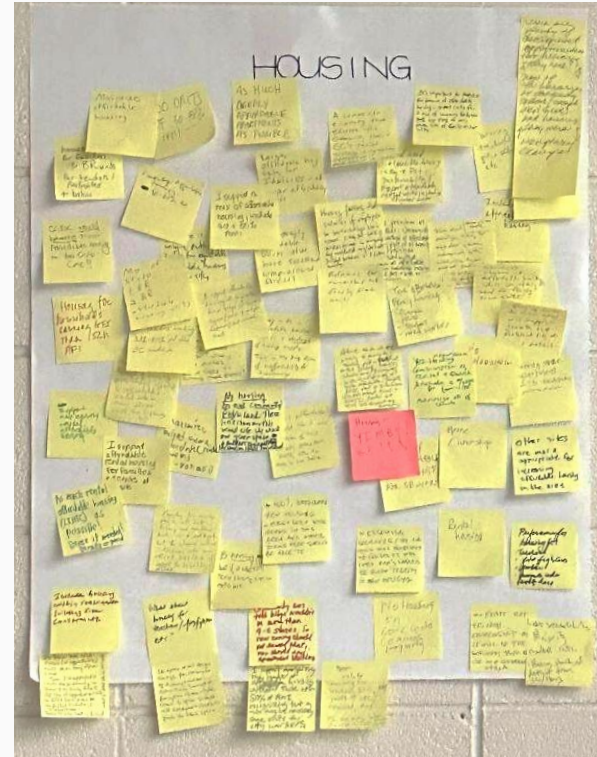
Transportation and Parking – Draft Language

Transportation planning must accommodate current users and projected new demand on the site, as well as surrounding retail. Vehicular parking and electric vehicle charging should be underground, with at-grade space that prioritizes public transportation, walking, and bike/scooter parking.

Housing - Comments

<p>I disagree with concerns about the negative economic impact if affordable housing is included, but I'm no economist. Can the city address this concern?</p>	<p>I would like to hear more from the city on the need for affordable rentals vs affordable ownership possibilities.</p>	<p>Curiously all the libraries (except at downtown West End) were built without apartments above. Do not want to lose the playground/ outdoor space. A benefit for the developer perhaps</p>	<p>Also favor affordable housing for families. Have you noticed that most of the new apartments above, both, besides being unaffordable for virtually everyone, are so small.</p>	<p>Only renovated library in DC that had housing component was West End. Very opposed by neighborhood.</p>	<p>With all of the uses that must be incorporated, the addition of any housing would require a large mixing. That mixing would be out of scale for our village feel in Chevy Chase.</p>	<p>I would like to see more focus on family housing since the area already has senior housing</p>	<p>Once luxury apartments are built at Chevy Chase Circle, the developers will sweep in and re-build the rest of those four blocks, with new expensive buildings, and many of our small</p>	<p>maintaining neighborhood scale is important</p>	<p>I finally figured out how to use this sticky note function. I didn't realize that, first, I had to click on the link you provided.</p>
<p>What other community enhancements are being planned for influx in residents?</p>	<p>modest local businesses will be forced out and replaced with upscale shops, chain stores, etc.</p>	<p>I favor affordable housing, especially for DC workforce. Teachers, firefighters & police officers should be able to live near where they work.</p>	<p>There is an enormous amount of affordable and senior and market rate housing units being constructed. While dc resident numbers are declining and there is a large lag of empty u</p>	<p>what about the existing vacancies in Conn Ave apartments? They could be renovated/larger units etc. Common for the community use!</p>	<p>Affordable housing should be limited to workforce and senior housing and kept to a small scale. Adding too much density will result in the issues seen with other recent developments.</p>	<p>I would like the housing to be for diverse income ranges. I'm not sure of terminology, but work force levels and significantly subsidized.</p>	<p>I support a mix of deeply affordable through workforce housing. It is all needed in our neighborhood and city.</p>	<p>I finally figured out what I was doing wrong. I didn't realize I had to first click on the link you provided. Thank you!</p>	<p>I have a friend who is a teacher who lives in the neighborhood. The contact relates that "workforce" cannot afford the apartments along Connecticut Ave is inaccurate.</p>
<p>Single family housing should be prioritized as an equity option for families whose relatives were impacted by Covants.</p>	<p>Any construction of housing must insure that existing green space is maintained as an amenity for the whole community. Not just any housing.</p>	<p>I agree with all the ideas for affordable housing</p>	<p>Affordable housing is an important part of the vision. Yes, I am for substantial underground parking I want it safe and well lit. Parking for commercial use would be nice.</p>	<p>A large building at the Civic Core will be only additional housing unit? Developers will sweep in, and their new fancy expensive buildings will force out many of our small modest neighborhood</p>	<p>Has there been a traffic study for this additional housing unit? Especially factoring in the proposal for bicycle lanes along Chevy Chase.</p>	<p>do not want to see any luxury/market rate housing. Should be family units or senior housing that is for genuine low income residents</p>	<p>this affordable housing will require building such beautiful old trees, a "bushwark garden" maintained funding liberally from the EPA, a our popular park maintained by DCPS.</p>	<p>I am limited by the number of characters that sticky notes will provide. Can my comments be captured elsewhere.</p>	<p>Why is Chevy Chase Commons is the only public land being decommissioned for housing. All the community centers known today do NOT have housing.</p>
<p>Having on-site property management and a resident service coordinator could help ensure that residents of affordable housing units have support needed.</p>	<p>Affordable housing is essential to open our neighborhood to those who travel long distances to work here. (Workforce housing)</p>	<p>Once the developers/our local businesses will</p>	<p>don't need more 1 bedroom or studio units. Units should be small. This site is too small.</p>	<p>While affordable housing is great in theory, it needs to be sited in the best location. This site is too small.</p>	<p>The current site is used extensively by apartment and townhouse dwellers living in it who do not have their own cars. In this location, incentives need to maintain green space</p>	<p>Echling "not" luxury or market-rate housing. I do think there should be some options for families, particularly for workforce folks.</p>	<p>There is a strong contingent of neighbors who oppose the addition of housing affordable to them in this space because they are not in this chat room.</p>	<p>fear the economics will result in maximum number of units to make the costs work. Putting off this decision in this space would be disastrous.</p>	<p>Quality, accessible design will be important</p>
<p>I oppose building what, in DC, is a high-rise building in this location and changing the character of our commercial and civic core.</p>	<p>Teachers and other public servants should be able to afford to live in the vicinity in which they serve.</p>	<p>I agree with the idea of not having luxury housing, but affordable housing for middle income families and singles.</p>	<p>I think affordable housing would be a great addition to the neighborhood. The housing could be above ground floor public uses like the library and community center.</p>	<p>Definitely want more public parking, ESPECIALLY given the increase in crime in the area.</p>	<p>Agree we don't want a big highrise. Should be 3-4 stories max.</p>	<p>I believe that the civic core site can be maximized so that we can have all the features that now exist, along with units of affordable housing, including a library and taller structures fine</p>			

201 Comments in person and virtually



Housing – Key Themes

Housing Inclusion. There is nearly unanimous agreement that the city and this community need more affordable housing options. Many people—but certainly not all—are in favor of including a housing component at the site. If housing is on this site, there is nearly unanimous agreement that it should be affordable housing.

Maintain Character and Space. Some residents expressed concerns over the impact of housing on the character of the site, including reduction of open space. Maintaining open space and development within the neighborhood character should be prioritized in the RFP.

Density and Parking Concerns. There is concern that that addition of housing will negatively impact neighborhood density, site programming options, and parking availability in the area.

Focus on Workforce and Family Housing. Many residents indicated the need for more family and workforce housing, as well as senior housing, in this area.

Owned vs. Rental Housing. Some residents shared a preference for ownership opportunities, while others wanted to prioritize affordable rental housing. Both options should be considered for the site.

Housing – Draft Language

Preference should be given to proposals that successfully maximize thoughtfully integrated affordable housing and the provision of open space within a design appropriate for the neighborhood context.

Breakout Stations

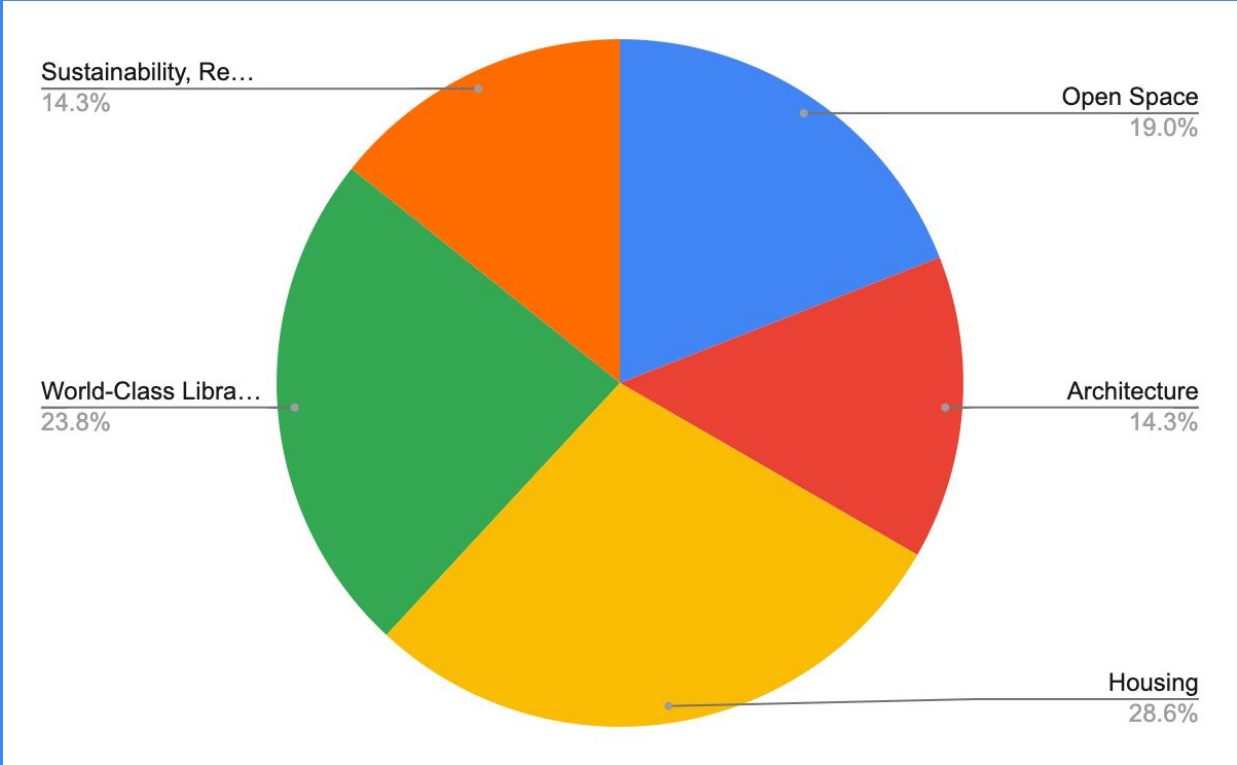
**This feels right,
and here are
things that
stand out...**

**I have a
clarifying
question about
this part of the
language...**

**Here's what I
would
change...**

**This is my
priority...**

**Reconvene /
Report Out**



Next Steps

Next Steps

- Release of the RFP: Fall of 2023
- RFP Responses Received: Winter of 2023/4
- Public Disposition Hearing (where RFP Respondents Present to the Community): Spring of 2024
- RFP Respondent Selection: Summer 2024
- Surplus and Disposition Resolutions to the D.C. Council: Fall 2024
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Thank you!