

Chevy Chase Civic Site Our RFP Community Meeting

October 14, 2023



DC Public Library



District of Columbia
Office of Planning



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Welcome & Acknowledgements

Agenda

1. Gallery Walk

2. Welcome & Acknowledgements

- EOM/DMPED - Gilles Stucker
- Councilmember Matthew Frumin
- ANC - Lisa Gore & Peter Gosselin
- DC Public Libraries - Richard Reyes-Gavilan
- DC Parks & Recreation - Brent Sisco
- DC Office of Planning - Joel Lawson

3. Presentation

- Our RFP
- Process/Timeline
- DC Public Library
- DC Parks & Recreation

4. Breakout Engagement Stations

5. Report Out

6. Questions & Answers

- Use index cards in room
- Q&A function online

7. 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.

What Happens at This Meeting?

The purpose of this meeting is to gather community thoughts and insights as DMPED works to develop the RFP for the Chevy Chase Site.

This input will inform the parameters of the RFP and assist in the selection criteria included for all prospective bidders.

Our goal today is to gather stakeholder feedback on community priorities to inform RFP language.

Other Our RFP Projects

Parcel 42

1707 7th Street and
639 Rhode Island Avenue, NW

1125 Spring Road, NW

Eastern Branch Boys and Girls Club

261 17th Street, SE

Northwest One

North Capitol and
K Streets, NW

Fletcher-Johnson School

4650 Benning Road, SE



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

Community Engagement in Concurrent Processes

Three concurrent processes are underway and each have different avenues for community engagement. Each process is independent and will inform the future of the Chevy Chase Civic Site.

1.

RFP Process

Described on the next slide

2.

Rezoning of the Chevy Chase Civic Site

Community input to the Office of Planning and the Zoning Commission

3.

Legislation before the D.C. Council

Community input to the D.C. Council

RFP Process [9 Steps]

1.

Providing comments as part of the 1/12/23 Public Surplus Hearing [Completed]

4.

Providing comments during any Public Disposition Hearing

7.

Providing testimony to the D.C. Council as part of a Disposition Resolution hearing

2.

Responding to the Spring 2023 community survey related to the public facilities [Completed]

5.

Providing comments directly to ANC 3/4G, which will inform any future resolutions provided to DMPED

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

3.

Engaging in the Our RFP process to include community preference in an eventual solicitation **[Now]**

6.

Providing testimony to the D.C. Council as part of a Surplus Resolution hearing

9.

The public may continue to provide comments directly to the Executive, Council and ANC 3/4G

How We Got Here

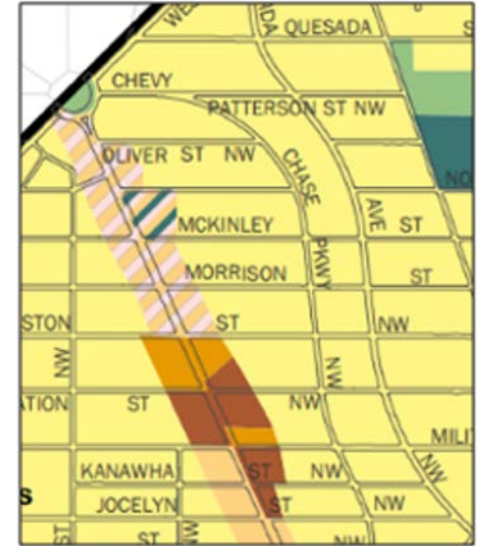
2021 Comprehensive Plan

What is the Comprehensive Plan?

- A high-level guide that sets a positive, long-term vision for D.C. through the lens of its physical growth, equity, and change
- Includes policies and action priorities for
 - Land use, public services, infrastructure, and capital investments

2021 Comprehensive Plan Update

Council approved important changes to the Future Land Use Map, and Generalized Policy Map and the Citywide and Rock Creek West Area Elements, placing a much stronger emphasis on the provision of new housing and new affordable housing opportunities through an increase in density.



2010 Comp Plan Land Use Designation	Low-density commercial
2021 Comp Plan Land Use Designation	Mixed-use, low-density commercial/moderate density residential with a Local Public Facilities stripe on the civic center.

OP Chevy Chase Small Area Plan

Ward 3 is a largely residential area located in the upper northwest quadrant of the city.

In many ways, its neighborhoods are a series of villages clustered around local commercial centers. Some of these neighborhoods grew up along the Connecticut Avenue streetcar line that connected DC with Chevy Chase in suburban Maryland.

Woodley Park, Cleveland Park, North Cleveland Park/Forest Hills and the DC-portion of Chevy Chase all follow a similar pattern of a commercial core with local shops and restaurants, surrounded by a cluster of dense apartment buildings and/or townhouses, and spreading out into single-family homes.

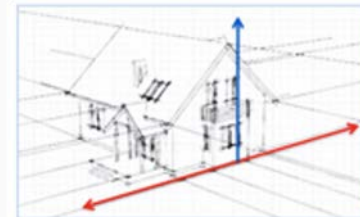
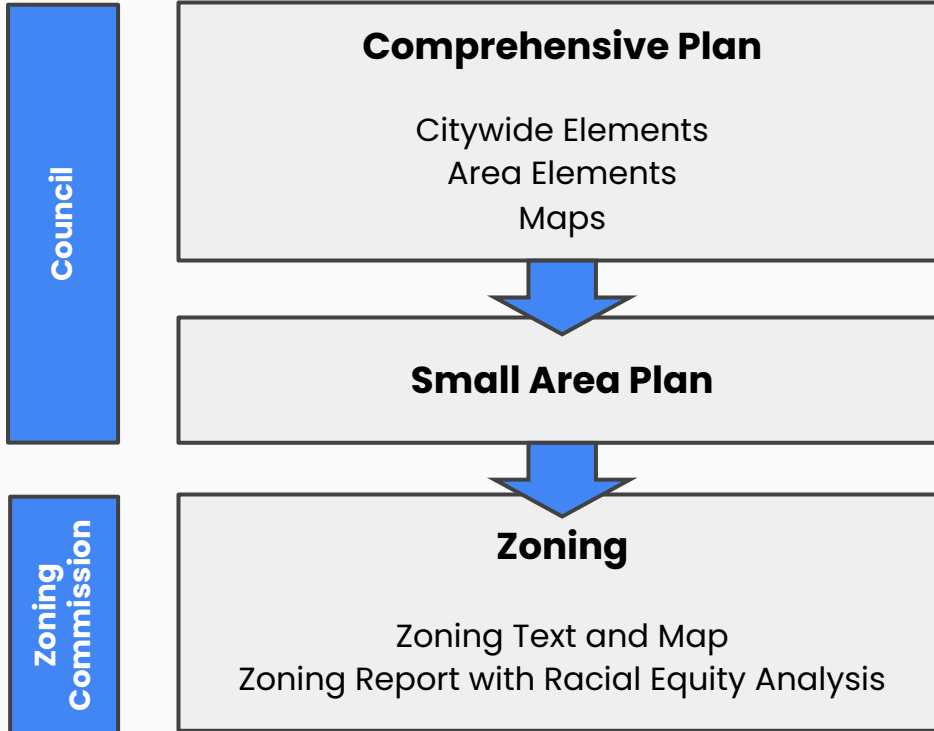
OP Chevy Chase Small Area Plan

The CCSAP builds on the many positive characteristics of the Chevy Chase community to achieve a more sustainable and equitable neighborhood development pattern through the 21st Century.

The CCSAP frames success in achieving this vision around the six themes of:

- 1.** An inviting social and cultural character
- 2.** An inclusive built environment
- 3.** A reimagined civic core
- 4.** A thriving retail corridor
- 5.** An equitable housing strategy
- 6.** Safe and sustainable mobility

Planning to Zoning



Surplus Hearing

On January 12, 2023, DMPED conducted a Public Surplus Hearing for the Chevy Chase Civic Site.

Community members provided oral and written testimony about the surplus of a portion of the Chevy Chase Civic Site, where the District would retain ownership of a new Community Center and Library.

120 individuals participated online and 68 individuals participated in person. Over 300 pages of written testimony were received.

Survey & Stakeholder Audits

A Community survey was conducted in Spring 2023.

1692

Survey
Responses

94%

Use the
Library

44%

Use the
Community
Center

52%

Drive

39%

Walk

Highlights

- Benches/outdoor seating was the most common outdoor amenity (46%)
- Top two (2) new outdoor amenities were: independent outdoor space to read or work (50%) and rooftop gathering and event space (45%)
- Top two (2) new indoor amenities were: flexible athletic space (46%) and senior lounge (34%) 64% of respondents do not have children under the age of 18.

Survey & Stakeholder Audits

Stakeholder Audits were conducted in Summer/Fall 2023.

Participants

- ANC Chair & Committee Leads (Zoning/Development/Design & Racial/Social Equity)
- Agency Partners & Councilmember
- Civic & Community Groups
- Education & Faith Community

Highlights

- Housing is an important feature of any development on this site
- The history of Chevy Chase as well as the architectural framework for this project must be considered
- Open space for work, play and activities is desired
- Consideration around sustainability as well as transportation are key to ensuring access
- There must be a focus on creating a world class library and community center / challenges & opportunities of co-location

Legislation

On September 18, 2023, Councilmember Frumin introduced the following legislation.

The Addressing Legacies of Housing Segregation in Chevy Chase Amendment Act of 2023 amended the Zoning Act to declare void, as contrary to public policy, antiquated covenants on properties in Squares 1864, 1865, 1866, and 1877 prohibiting apartment houses or buildings with multiple dwelling units when such units would otherwise be permitted under modern planning and zoning laws.

The purpose of the Act was to declare void as contrary to public policy any pre-1938 covenants that prohibit multi-family housing on lots originally subdivided by the Chevy Chase Land Company, if multi-family housing could otherwise be built on those lots under modern planning and zoning laws.

The legislation has been referred to the Committee of the Whole for consideration and action.

Heritage Trees

In working with DDOT Urban Forestry, two heritage trees have been identified on the Chevy Chase Civic Site. In order to protect the heritage trees, ~3,000 sq/ft of the property may not be able to include vertical development (**red**), as seen in the attached. Further, ~4,500 sq/ft of public space is affected by the heritage tree (**yellow/orange**). The sq/ft values are approximate and will be further studied as planning continues.



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

DC Public Library

The New Chevy Chase Library

Richard Reyes-Gavilan
Executive Director, DC Public Library

Chevy Chase Civic Site Our RFP Hearing

Saturday October 14, 2023



DC Public Library

Find your story.

Agenda

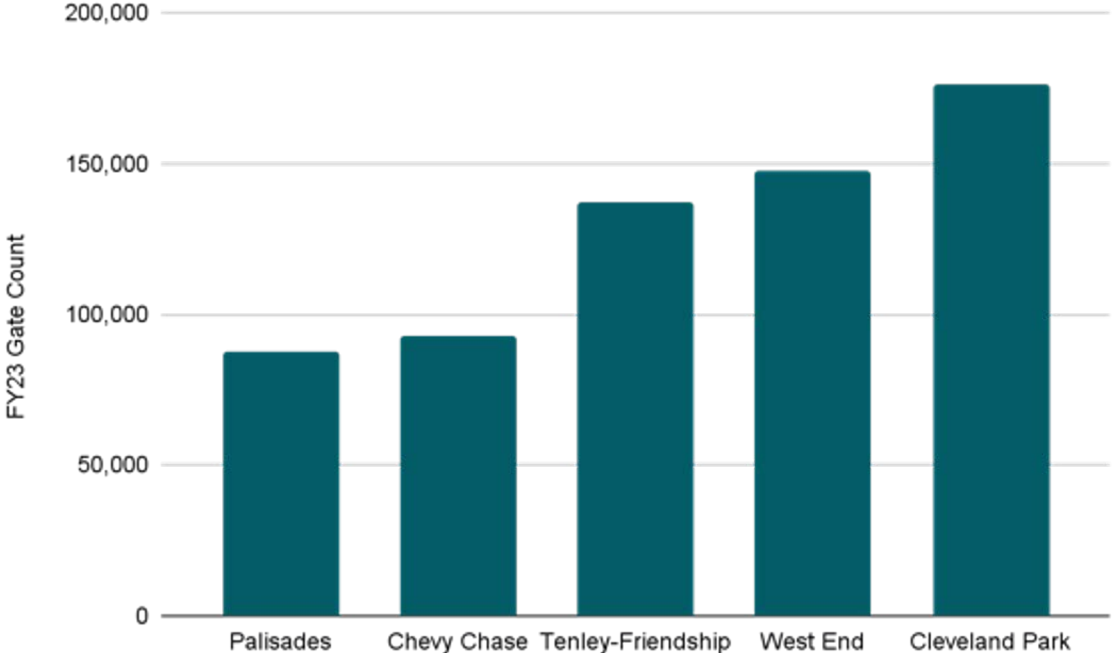
- Transaction To Transformation
- Commitment to Excellence, Programmatic Aspirations, and Community Center Synergies
- 14 years of New DC Libraries
- Community Engagement
- Interim Services
- Q&A

Chevy Chase Library

- Opened in 1968
- One of only two DC libraries to not have undergone full modernization/rebuild (or in process)
- 93K visits in FY23 (14th of 19 full-service DC libraries)
- Lacks meeting/study/destination spaces
- Poor vertical circulation, especially for strollers/wheelchairs
- Dearth of natural light
- Overall a transactional and unappealing facility

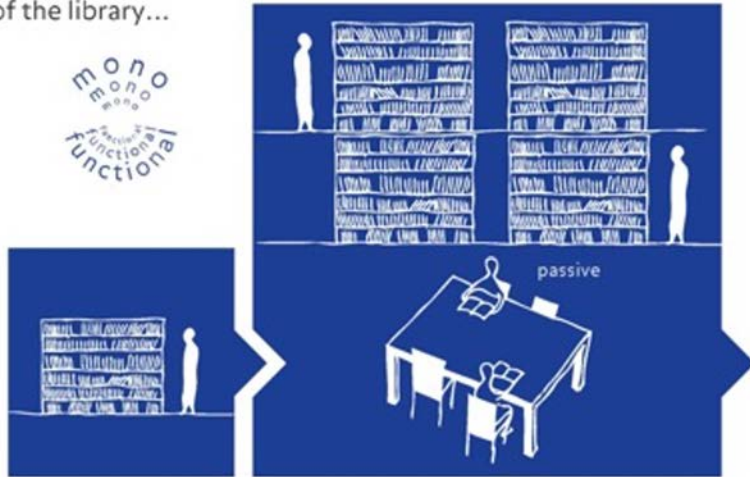


FY23 Visits to Select Neighborhood Libraries



21st Century Libraries: Transaction to Transformation

evolution of the library...



The Washington Post

Opinions

How a public library set me free

By Richard Reyes-Gavilan May 16, 2014

...we recognize today that the focus of excellent library design should be to delight users, not to warehouse objects. This simple guiding principle creates boundless opportunities for architects and librarians to create inspirational centers of learning. In addition to providing shelves of books, libraries today must, at a minimum, provide those catalysts of curiosity that engage the mind and uplift the spirit: natural light, ubiquitous but largely invisible technology and a variety of spaces flexibly designed for independent study or collaboration.

DESIGN & CONSTRUCTION EXCELLENCE

LIBRARY BUILT ENVIRONMENT *QUALITATIVELY*

Context Sensitive, Community-Centric, *Urban Catalyst*

Environmentally, Ecologically Conscious

Flexible, Resilient & Adaptable

evolve w/ needs of the community

Biophilic

Maximize connection to outdoors, & natural light

Built w/precision for high performance over lifecycle



LIBRARY BUILT ENVIRONMENT PROGRAMMATICALLY ENABLES

**NEIGHBORHOOD
HUB /
ENCOURAGE
COMMUNITY
ACTIVITY**

**COMMUNITY
EVENTS
& FAMILY
PROGRAMS**

**EXTENSION
OF HOME/
SCHOOL**

**ACCESS TO
CREATIVE
SPACES/
TECHNOLOGY**

**TEACHING/
LEARNING/
TRAINING
OPPORTUNITIES**

**QUIET
READING/
BROWSING**

**PLACE OF
DISCOVERY**

**QUIET SPACE
/ PLACE TO
RELAX AND
DISCONNECT**

**THIRD
PLACE**

**SAFE
WELCOMING
SPACE**

**COMMUNITY
HISTORY**

LIBRARY & COMMUNITY CENTER SYNERGY

THINK: QUIET, NOT-SO-QUIET & ACTIVE ZONES

SHARED ENTRY

Vestibule
Lobby
Exterior Book Drop

CHILDREN'S AREA

Children's Collection
Children's Seating
Children's Technology
Early Literacy Area
Tween Area
Craft Area
Family Restroom

COMMUNITY

Community Room
Classroom
Study Rooms

CENTRAL SERVICES

Central Service Point
Holds & Self Checkout
Print Release
Men's & Women's Multi-Occupant Restrooms
All Gender Restroom
Friends of the Library

ADULT AREA

Adult Collections
Adult Seating
Adult Technology

TEEN ZONE

Teen Collections
Teen Seating
Computing/ Gaming

STAFF SPACES

Workroom
Branch Manager's Office
Asst. Branch Manager's Office
Staff Break Room
Staff Restroom

14 Years of New Library Projects

2009	Takoma Park Parklands-Turner Northwest One
2010	Benning Anacostia Deanwood Shaw
2011	Tenley-Friendship Petworth
2012	Bellevue Francis Gregory Mt. Pleasant Rosedale
2014	Northeast



14 Years of New Library Projects

2016	Woodridge
2017	West End
2018	Palisades Cleveland Park
2019	Capitol View
2020	Martin Luther King Jr. Memorial
2021	Southwest
2022	Lamond-Riggs



Shaw Library Then



Shaw Library Now



Anacostia Library Then



Anacostia Library Now



Francis Gregory Library Then



Francis Gregory Library Now



Woodridge Library Then



Woodridge Library Now



Cleveland Park Library Then



Cleveland Park Library Now



MLK Library Then / Now



MLK Library Now



Southwest Library Then



Southwest Library Now





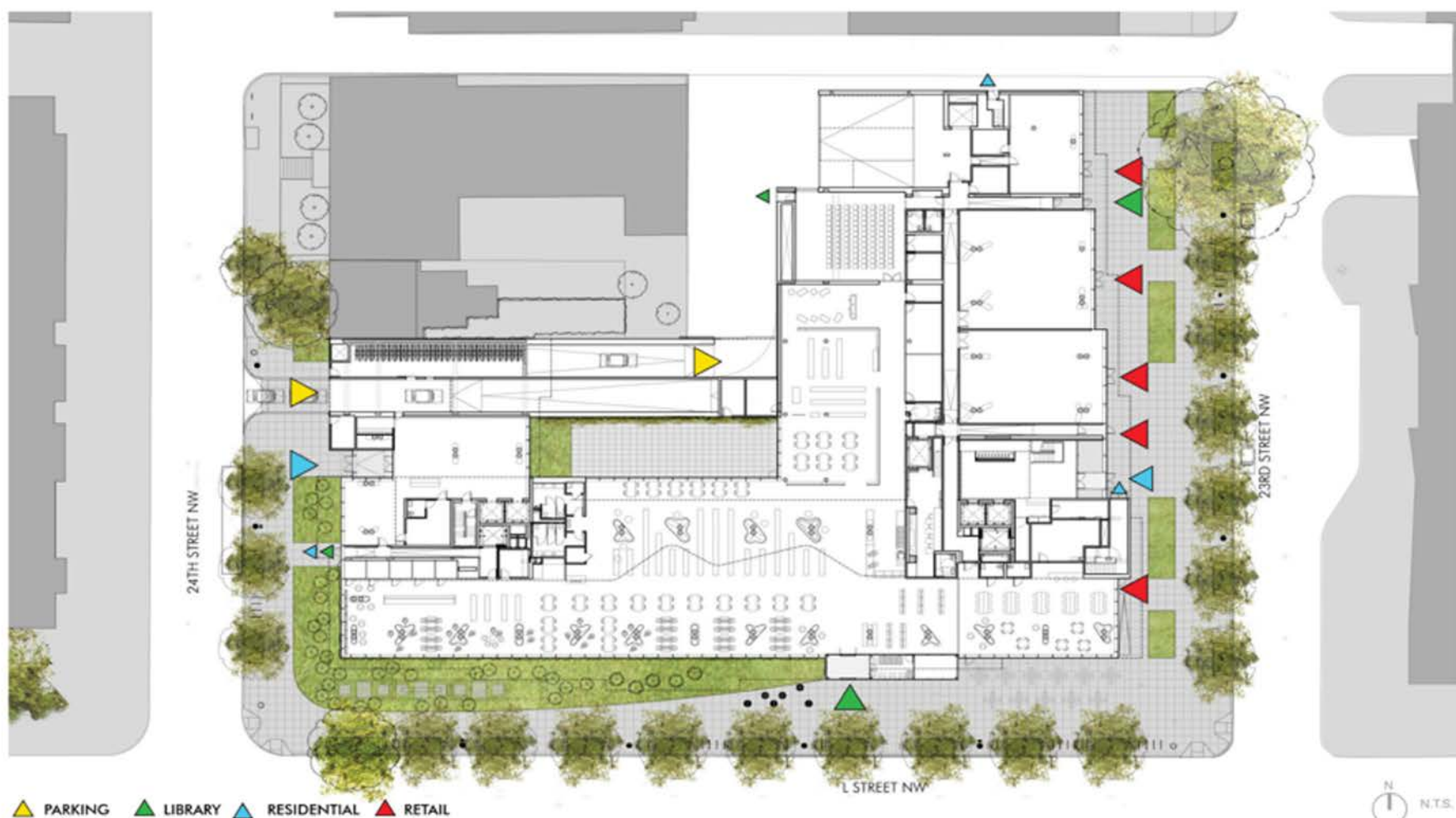


West End Library Then



West End Library Now





Design Architect:
TEN ARQUITECTOS

Architect of Record:
WDG ARCHITECTURE

Owner/Developer:
EastBanc W.D.C.

West End | Square 37

Washington, DC
June 20, 2013

Ground Floor Access Plan

7

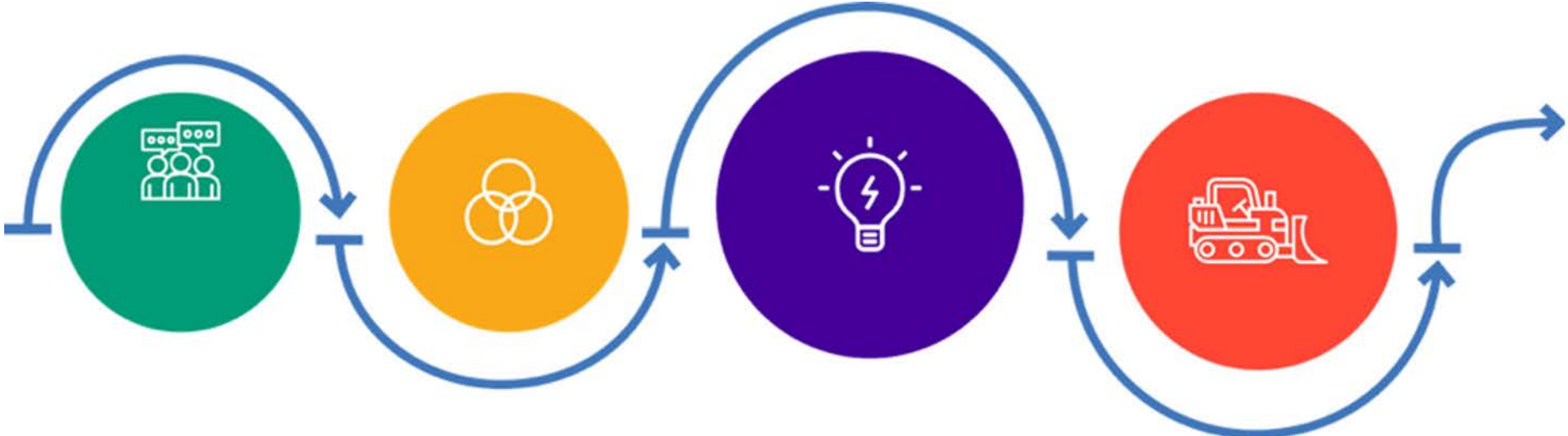








Continuous Community Engagement



BUILDING PROGRAM

DESIGN INPUT & CHECK-INS

PRE-CONSTRUCTION & CONSTRUCTION PHASE OUTREACH

DC Public Library Interim Services Guidelines

Adopted by DCPL Board of Trustees, January 23, 2019, the guidelines focus on interim *services* and not automatically an interim *facility*.

EQUITABLE CONSIDERATION: How difficult is it for residents to access other library buildings and services? Is the library the only access point for critical services such as high-speed internet and printing? Are there community partners that can help in the provision of services or is an interim facility required?

PROJECT BUDGET: The Library must ensure that project funds first cover all the costs of the new, permanent library.

PROJECT DURATION: How long will construction take for the new library? An interim facility makes more sense in a long-term project scenario.

Stay Connected

Martha Saccocio

Director of Community Engagement, DC Public Library

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DC Public Library

Find your story.



DC Public Library

Find your story.

DC Parks & Recreation

CHEVY CHASE CIVIC SITE OUR RFP COMMUNITY MEETING

October 14, 2023

CHEVY CHASE CIVIC SITE

MEETING AGENDA

- Existing Facility Overview
- What We've Heard
- Recent DPR Projects
- DPR Design “Drivers”
- Community Engagement Overview
- DPR Points of Contact

EXISTING CONDITIONS

Facility Overview

- Year Built: 1971
- Size: 31,066 SF (Gross)
- Floors: 3

Exterior Amenities

- Parking (28 +2 ADA)
- Basketball Court
- Pickleball Court
- Playground
- Courtyard Areas



EXISTING CONDITIONS - ROOMS

Room	Size (SF)	% of Total
Auditorium	2,083	9.6%
Kitchen	492	2.3%
Lobby Areas	3,156	14.5%
Maker Space	2,536	11.6%
Mechanical	7,65	3.5%
MP Rooms	7,496	34.4%
Office	372	1.7%
Performing Arts	1,557	7.1%
Restrooms	1,256	5.8%
Stage	889	4.1%
Storage	1,180	5.4%
		100.0%



*Dark &
Cramped*



Inefficient

EXISTING CONDITIONS - PROGRAMS

Program	Ages	Room
Art in Action	7-18	2nd floor Art Room
Ballet	4-6	Ballet Studio
Ballet	7-10	Ballet Studio
Fencing	8+	2nd floor MP Rm
Game Night	7-18	1st Floor Lounge
Movie Night	7+	Auditorium
Qi Gong (Int/Advanced)	18+	Virtual Adv Class
Senior Day Program	55+	1st floor MP Room
Senior Sing-Along	55+	2nd floor MP Rm
Sit Down & Get Down	55+	Auditorium
Supreme Teens Program	13-18	1st floor MP Room
Tae Kwon Do (Beginners)	9+	Playroom
Tae Kwon Do (Int/Advanced)	9+	Playroom

Program	Ages	Room
Tai Chi	55+	Auditorium
Telescope Making	12+	Woodshop
Total Body Fitness	55+	Auditorium
Virtual Mindful Meditation	55+	Virtual Class
Woodworking	55+	Woodshop
Yoga	18+	Dance Studio
Yoga Strength & Balance	55+	Auditorium
Zumba	55+	Auditorium
Tai Chi	55+	Auditorium
Telescope Making	12+	Woodshop
Total Body Fitness	55+	Auditorium
Virtual Mindful Meditation	55+	Virtual Class
Woodworking	55+	Woodshop

WHAT DPR HAS HEARD

- Inclusive (all ages / abilities)
- Invigorating
- Multi-functional & multi-generational
- Design's "curb appeal" should attract visitors
- Front door to community
- Provide sense of community
- Current facility considered "gloomy" and "uninviting"
- ***Consistent community engagement*** is important to residents and the success of the project.

RECENTLY COMPLETED DPR PROJECTS

What does a 21st century DPR facility look like?

- Lafayette-Pointer Recreation Center
- Edgewood Recreation Center
- Arboretum Community Center
- Shepherd Park Community Center (co-located w/ DCPS)

LAFAYETTE-POINTER RECREATION CENTER



LAFAYETTE-POINTER RECREATION CENTER



LAFAYETTE-POINTER RECREATION CENTER



Photo courtesy of Shinberg

EDGEWOOD RECREATION CENTER



EDGEWOOD RECREATION CENTER



EDGEWOOD RECREATION CENTER



ARBORETUM COMMUNITY CENTER



ARBORETUM COMMUNITY CENTER



Photo courtesy of IStudio

ARBORETUM COMMUNITY CENTER



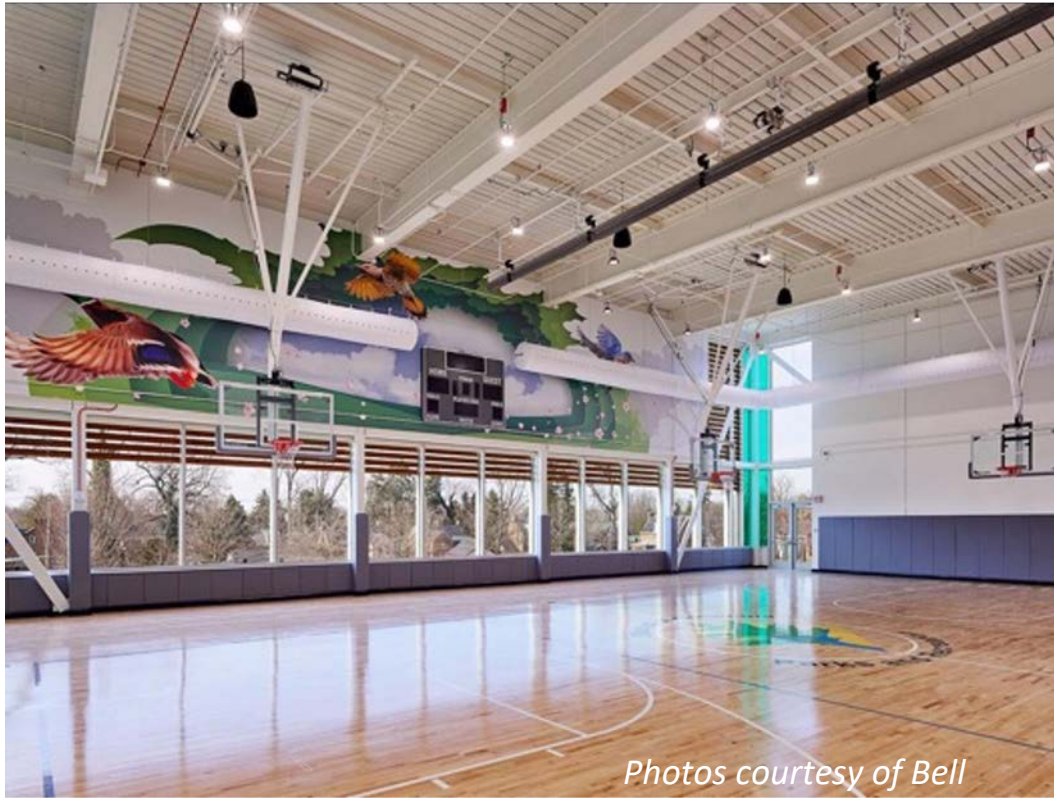
Photos courtesy of IStudio

SHEPHERD PARK COMMUNITY CENTER



Photo courtesy of Bell

SHEPHERD PARK COMMUNITY CENTER



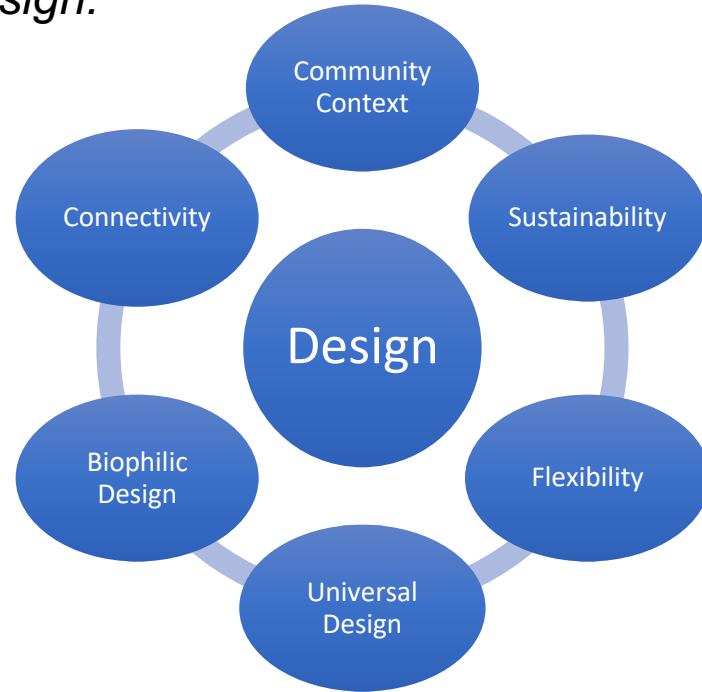
Photos courtesy of Bell

DESIGN DRIVERS

What are “Design Drivers”? *Set of requirements that have **significant influence** over our architecture / design.*

Design Drivers

- Community Context
- Sustainability
- Flexibility
- Universal Design
- Biophilic Design
- Connectivity



DESIGN DRIVERS

- **Community Context**
- Sustainability
- Flexibility
- Universal Design
- Biophilic Design
- Connectivity



Lafayette-



Shepherd Park Comm

** Reflective of / rooted in the community.*

DESIGN DRIVERS

- Community Context
- **Sustainability**
- Flexibility
- Universal Design
- Biophilic Design
- Connectivity



* *Mass Timber in the form of CLT equaled a net carbon reduction of 30%*

Arboretum Community

DESIGN DRIVERS

- Community Context
- Sustainability
- **Flexibility**
- Universal Design
- Biophilic Design
- Connectivity



**This Multipurpose room with adjoining kitchen serves as a public meeting space, birthday party location, movie night room, and yoga studio.*

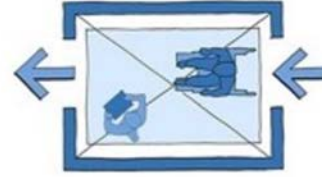
Arboretum Community
Center

DESIGN DRIVERS

- Community Context
- Sustainability
- Flexibility
- **Universal Design**
- Biophilic Design
- Connectivity



7ft. wide corridors



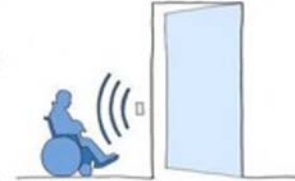
Large Double Sided Elevator



Specialized Elevator Controls



Acoustic Landmarks



Automatic Doors



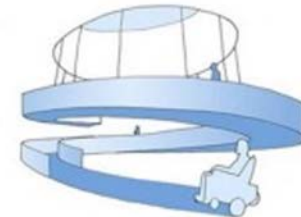
Textured Pavement Way Finding



Visible Signage



Visual Contrast



Vertical Circulation

DESIGN DRIVERS

- Community Context
- Sustainability
- Flexibility
- Universal Design
- **Biophilic Design**
- Connectivity

**Biophilic design can improve productivity by 6% and creativity by up to 15%. Evidence shows that these benefits can occur in as little as 5 to 20 minutes.*



Joy Evans Therapeutic Recreation Center

DESIGN DRIVERS

- Community Context
- Sustainability
- Flexibility
- Universal Design
- Biophilic Design
- **Connectivity**

**The 2,500 SF rooftop farm at Edgewood Recreation Center produces food on site. In 2022, DPR's environmental programs division used this rooftop farm and other communal farms to distribute over 6,000 pounds of produce to the local community and those in need.*

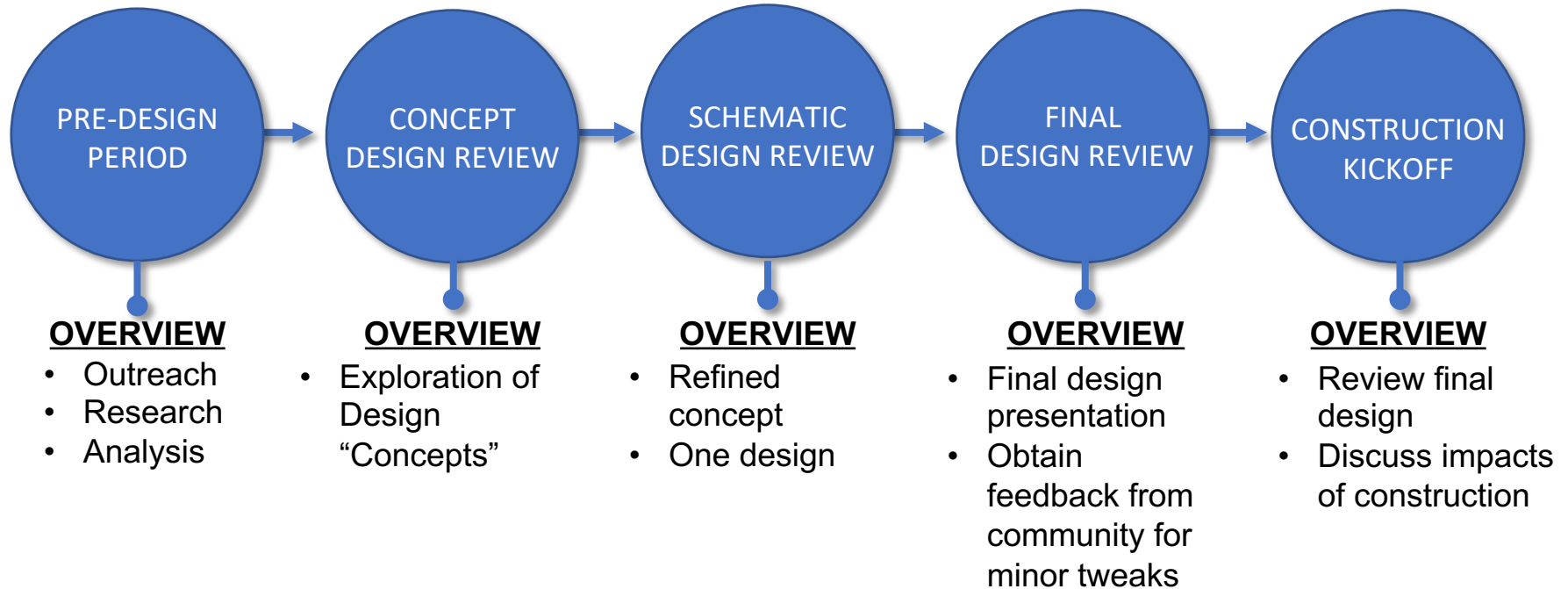


Kenilworth Demo

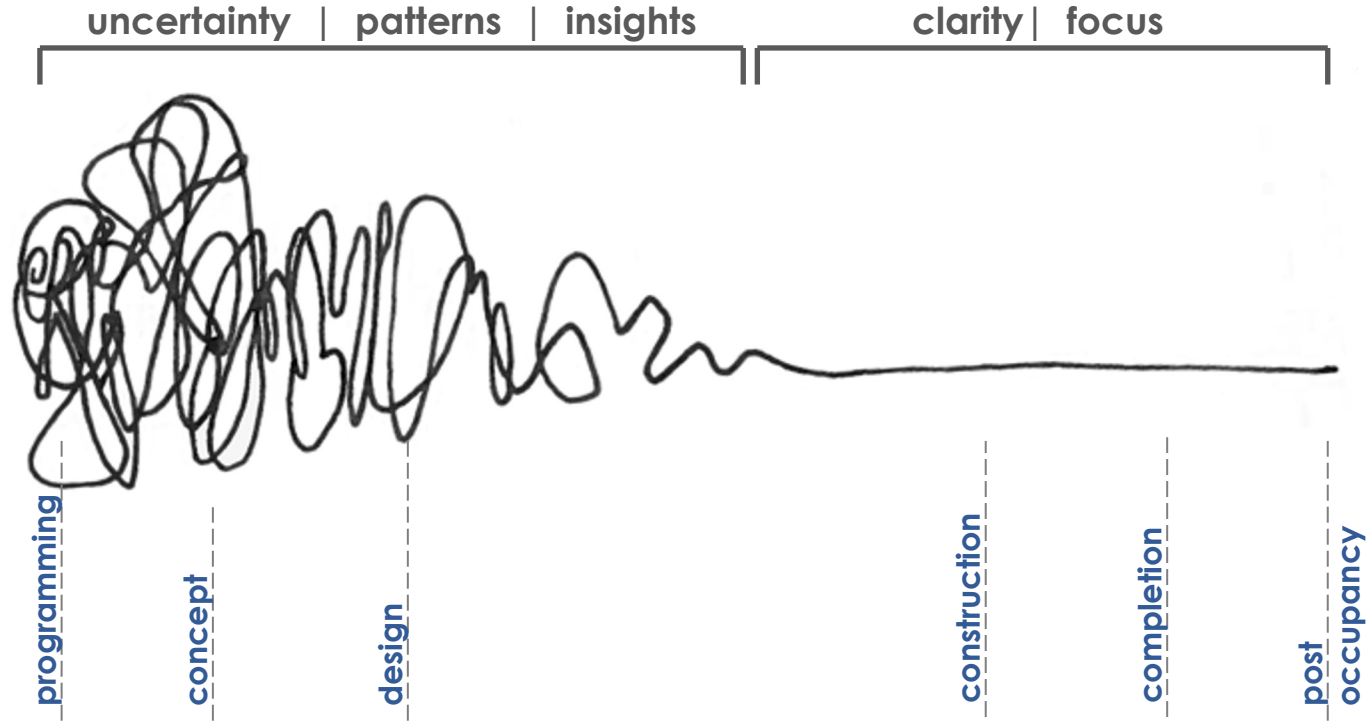


Edgewood Recreation

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT



DPR POINTS OF CONTACT

Tommie Jones

Chief of External Affairs

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Brent Sisco

Capital Projects Officer

DC Department of Parks and Recreation

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(202) 615-9824

Engagement

Themes So Far



Housing



World-Class
Library &
Community
Center



Open Space



Sustainability,
Resilience, &
Accessibility



Reflection of
the History of
Chevy Chase



Exemplary
Architecture



Transportation &
Parking



Other

Breakout / In-Person

We will spend the next hour walking around and exploring the themes on the boards that are around the room.

Please use the post-it notes to leave any comments.

We will return to our seats and our facilitators will report out.

If you have any questions, feel free to use the index cards at the front and we will respond to as many as we can after we return to our seats.

Breakout / Zoom Instructions

For those on Zoom, you will be directed to watch for 8 breakout rooms with themes that match what in person participants see.

You are welcome to join any room, and then move about between rooms to comment on any topic

Your comments will be captured via (Jamboard) or chat to the facilitator.

After we return to the main room, comments from the online rooms will be shared and compiled with the others.

Breakout Stations

**What I think must
be included...**

**Thoughts I have
about the topic...**

**What I think
should not be
included...**

Report Out

Questions & Answers

What's Next

The next meeting will be held on **October 18, 2023** from **6pm to 8pm**.

All feedback captured today in person and online will be reviewed, analyzed, and used to create draft Our RFP community preference language.

On Wednesday we will use a similar breakout format to capture thoughts and proposed edits to the draft language.

Thank You