



Chevy Chase Community Center Community Meeting 01 06 November 2019

Agenda

1. Introductions
2. Project Overview
3. Project Schedule
4. Project Challenges
5. Visual Preference Survey
6. Points of Contact
7. Next Steps
8. Q & A / Discussion

Project Overview

This project includes:

1. Modernization of the existing Chevy Chase Community Center.
2. Renovation or Replacement of the existing facility.
3. Current Funding: \$ 19.0 million

Project Schedule

KEY MILESTONES

❑ Notice to Proceed	Oct 04
❑ Mtg02 - Community Mtg - Listening & Vis Pref	Today
❑ Mtg03 - DPR Programming Workshop	Mid Nov 2019
❑ Findings & Recommendations Prs (Mtg04)	Late Nov 2019
❑ Recommendations Review & Approval	End of Nov 2019
❑ Mtg05 - Community Mtg - Blocking & Stacking	Early Dec 2019
❑ Draft Concept Design Submission	Late Dec 2019
❑ Mstr Plan / Concept Design Submission	Late Jan 2020
❑ Mtg08 - Community Mtg - Mst Plan Prs	Early Feb 2020

Project Challenges

Key challenges to address:

1. Zoning Restrictions
2. Historic Eligibility
3. Existing Conditions
4. Program



Project Challenges



REGULATIONS

Regulatory constraints & opportunities to guide the design

- ❑ FAR limitation
- ❑ Special Exception
- ❑ Rezone lot



HISTORIC ELIGIBILITY

Evidence based process

- ❑ Documentation of Site
- ❑ HPO Determination



EXISTING CONDITIONS

Physical constraints

- ❑ Lidar Scan
- ❑ Limitations of Precast Structure



PROGRAM

Understanding needs & goals

- ❑ Programming
- ❑ Community Engagement
- ❑ Test-fits / Concepts

Project Challenges

Regulations

- ❑ Multiple zones
- ❑ MU-3A & R-1-B (most restrictive)
- ❑ FAR capacity is near max
- ❑ Existing aggregate area:

Library	19,630 gsf
Comm Cntr	24,867 gsf
<hr/>	
Total	44,497 gsf

- ❑ FAR 48,171 gsf
- ❑ 3,600 sf of increase allowed



Project Challenges



Historic Eligibility

- ❑ CCPL is over 50 years old
- ❑ CCCC may be 50 years old
- ❑ Design Team is preparing documentation
- ❑ HPO to determine eligibility
- ❑ Design approach dependent on outcome



Project Challenges



Existing Conditions

- ❑ Engage Connecticut Ave urban context
- ❑ Expand building without disturbing courtyard
- ❑ Retain parking
- ❑ Retain outdoor recreation activities

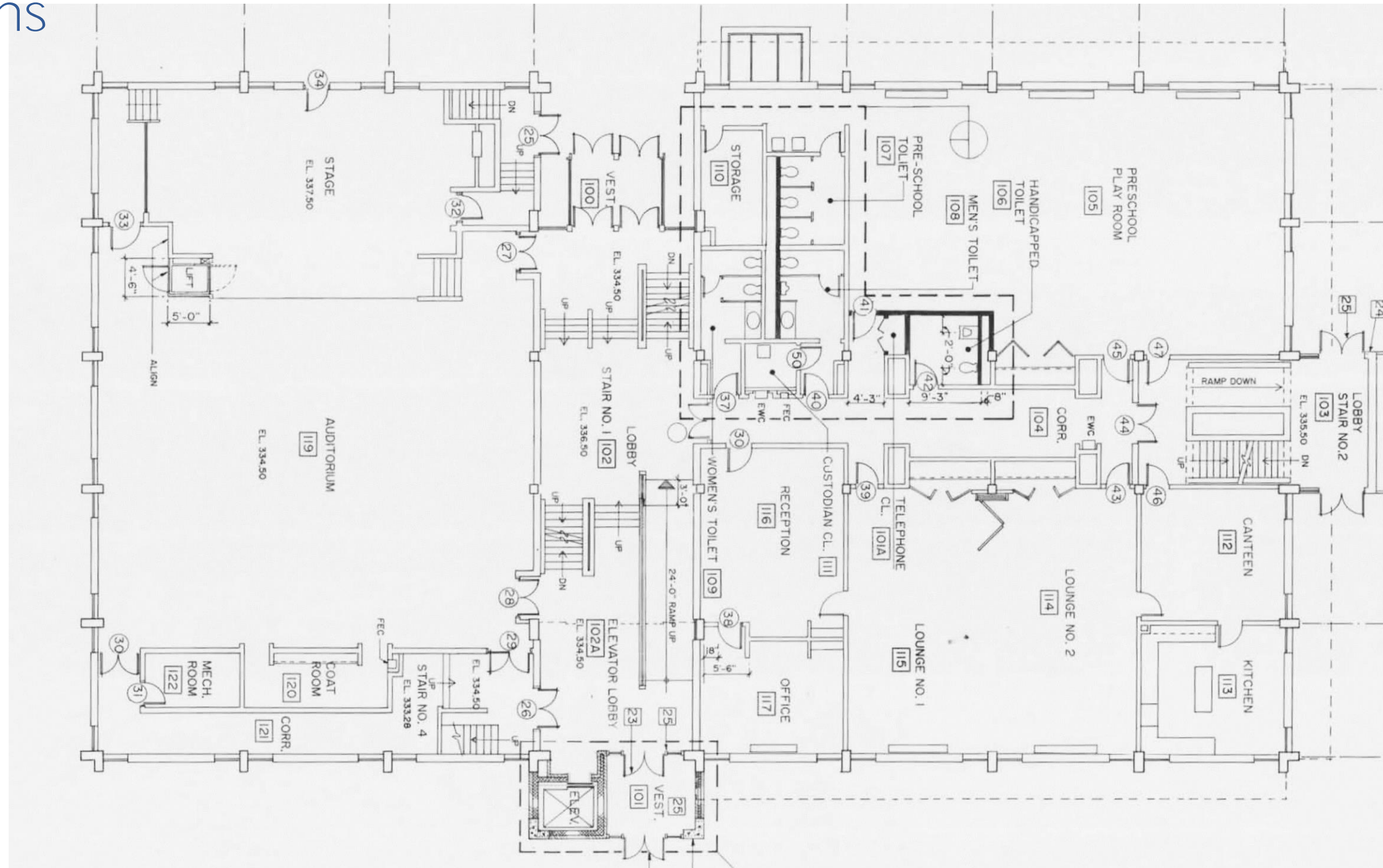


Project Challenges



Existing Conditions

- Limitations of structural system

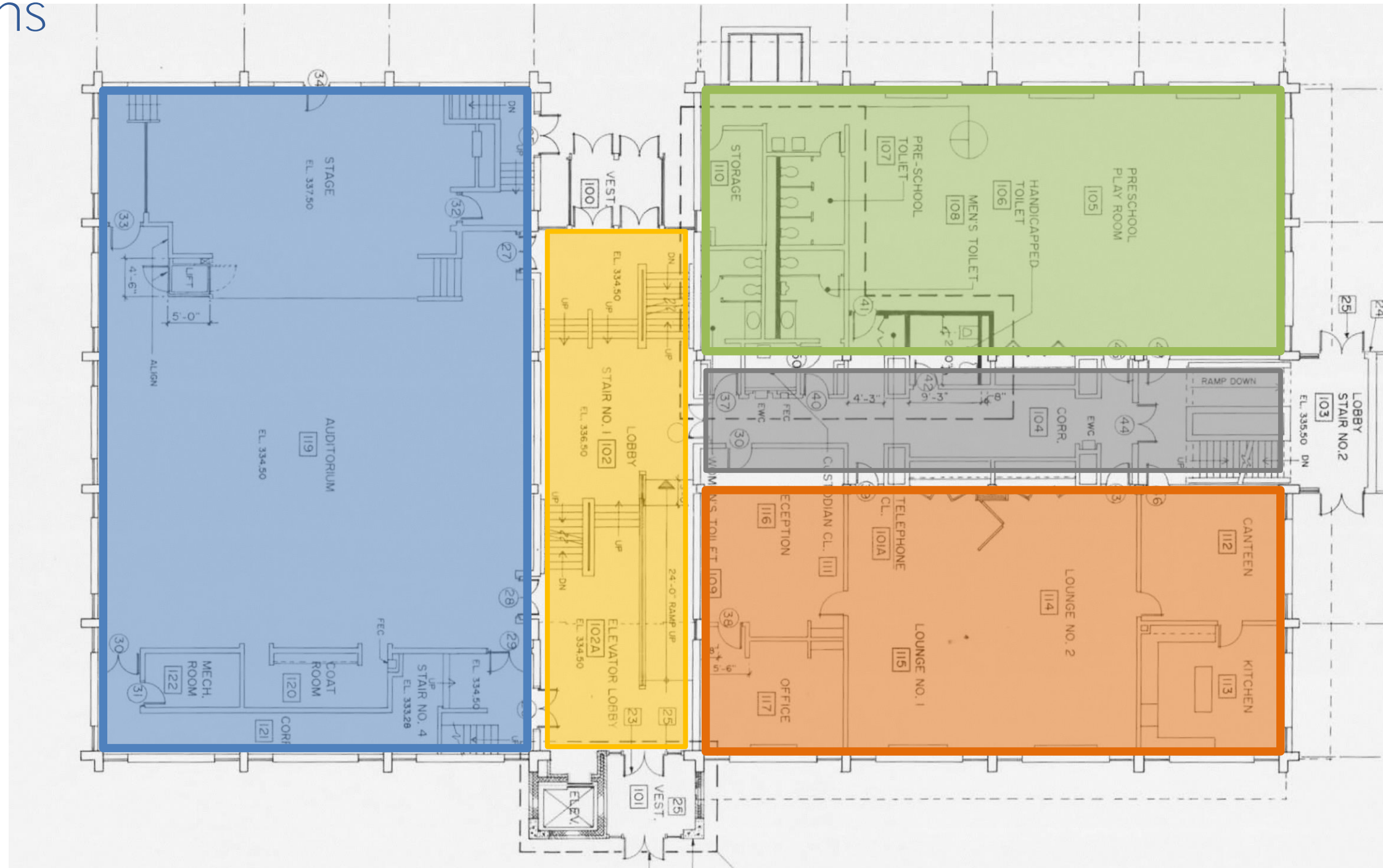


Project Challenges



Existing Conditions

- ❑ Limitations of structural system
- ❑ 5 'containers'



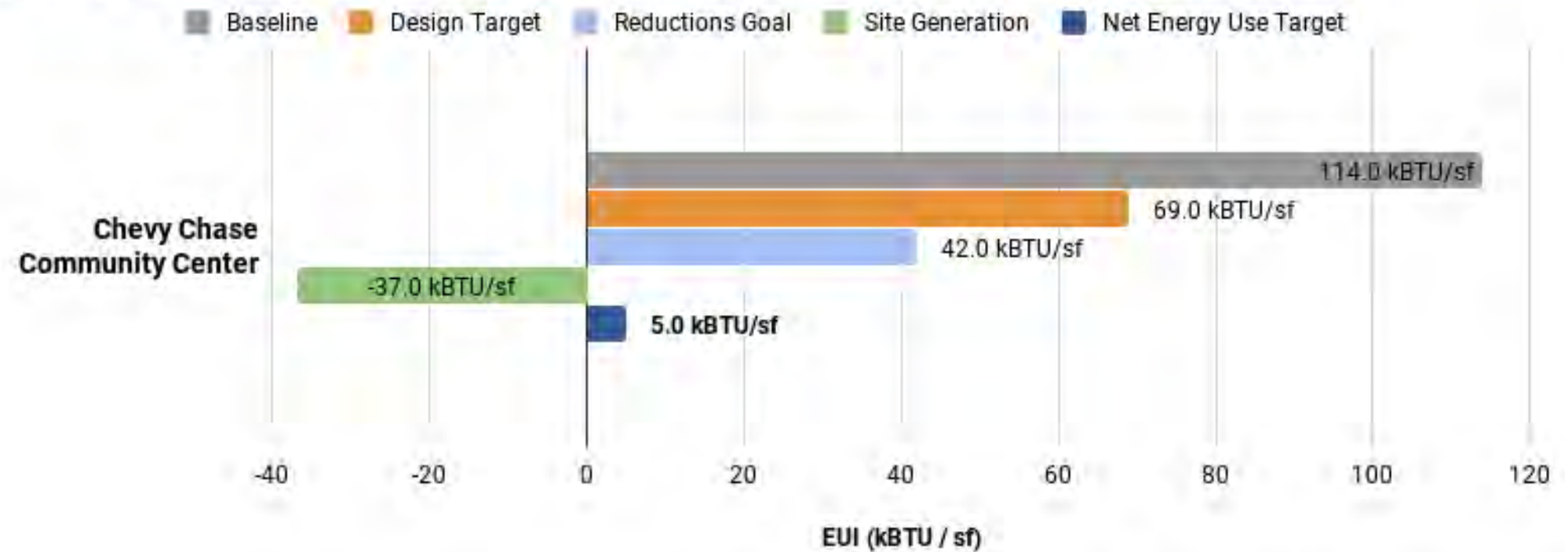
Project Challenges



Program

- ❑ High Performing Building
- ❑ Green roof / Community Garden

Chevy Chase Community Center Projected Building Performance (kBtu/sf)



Project Challenges



Program

- ❑ Solar PV & Green Roof Integration
- ❑ Solar PV as Building Elements



Solar garden roof

Stanford University



Project Challenges



Program

- ❑ ANC Report
- ❑ DPR Stakeholder Workshops
- ❑ Achieve Majority Consensus

ANC 3/4G's Report & Recommendations for the Future of the Chevy Chase Community Center - January 22, 2018

I. Executive Summary

ANC 3/4G — supported by an unprecedented level of community engagement — urges the Mayor and the Council to appropriate sufficient funds in the FY 2019 budget for a thorough modernization of the Chevy Chase Community Center (CCCC). The existing building is near the end of its useful life, and it can no longer meet the community's needs and expectations.

The Chevy Chase Community Center should be the backbone of our neighborhood. In addition to facilitating health, recreation, personal growth, and fitness and serving as a gathering place for community and arts-related events, it will function as an anchor for many in our neighborhood by building a strong sense of local identity. The Chevy Chase Community Center must continue to evolve as we move further into the 21st century and as the needs and interests of our residents develop. The District requires a vibrant facility that will affirmatively build community and serve Northwest DC for decades to come. This comprehensive report and our detailed recommendations provide the blueprint for creating that facility.

Our analysis began without preconceptions but with an ambitious vision of what the Community Center could be — a hub for multigenerational activities that engage residents' bodies, spirits, and intellects in a convivial environment. Activities and programs at the Chevy Chase Community Center must be:

- suitable for all ages from seniors to toddlers;
- gender and race neutral;
- LGBTQ inclusive; and
- fully accessible.

It should be a welcoming facility for those who enjoy intellectual, social, or physical activities to varying degrees, and it must also be recognized as a safe haven for all. Our Community Center should inspire. It should entice new users and retain faithful patrons. It should aspire to be a central focus for important neighborhood activities. Its spaces and activities should be attractive and exciting. We expect our Community Center to represent our people's best and highest aspirations.

To achieve these objectives, we sought an extraordinary level of community participation in the planning process. A typical modernization project would not begin community engagement until well after a budget has been appropriated and many preliminary framing decisions have been made. The ANC sought to turn that process on its head so that it could integrate residents' input from its inception. We held 16 public meetings over 16 months to discuss and debate what to do regarding the Community

Project Challenges



Program

ANC Report Findings:

Program Area	Net Area
Administration / Common	2,330 sf
Auditorium	4,000 sf
Gymnasium	7,200 sf
Classrooms / Meeting Rooms	17,400 sf
Support Facilities	1,720 sf
Total Net Program	32,550 sf
Gross Scale Factor	1.4
Total Gross Area	45,570 sf
Existing Gross Area	32,734 sf (-12,800 sf)

What We've Heard:

- ❑ Inclusive
- ❑ Invigorating
- ❑ Multi-functional & multi-generational spaces
- ❑ Design's "curb appeal" should attract visitors
- ❑ Provide sense of community
- ❑ Current facility considered "gloomy" and "uninviting"
- ❑ *Consistent community engagement* is important to residents and the success of the project.

Visual Preference Survey

Mass

- ❑ Existing building is a Box
- ❑ Box vs 'Container'
- ❑ Efficient use of interior space
- ❑ Interaction with community space

Materials

- ❑ Natural vs Synthetic
- ❑ Blend in vs Stand out
- ❑ Establishes the connection to the community

Visual Preference Survey



Chevy Chase Community Center

Visual Preference Survey



Visual Preference Survey



Chevy Chase Community Center

Visual Preference Survey



Chevy Chase Community Center



Visual Preference Survey



Visual Preference Survey



Visual Preference Survey



Visual Preference Survey



Cleveland Park Copyright Joseph Romeo Courtesy Perkins Eastman DC

Visual Preference Survey



Chevy Chase Community Center

Visual Preference Survey

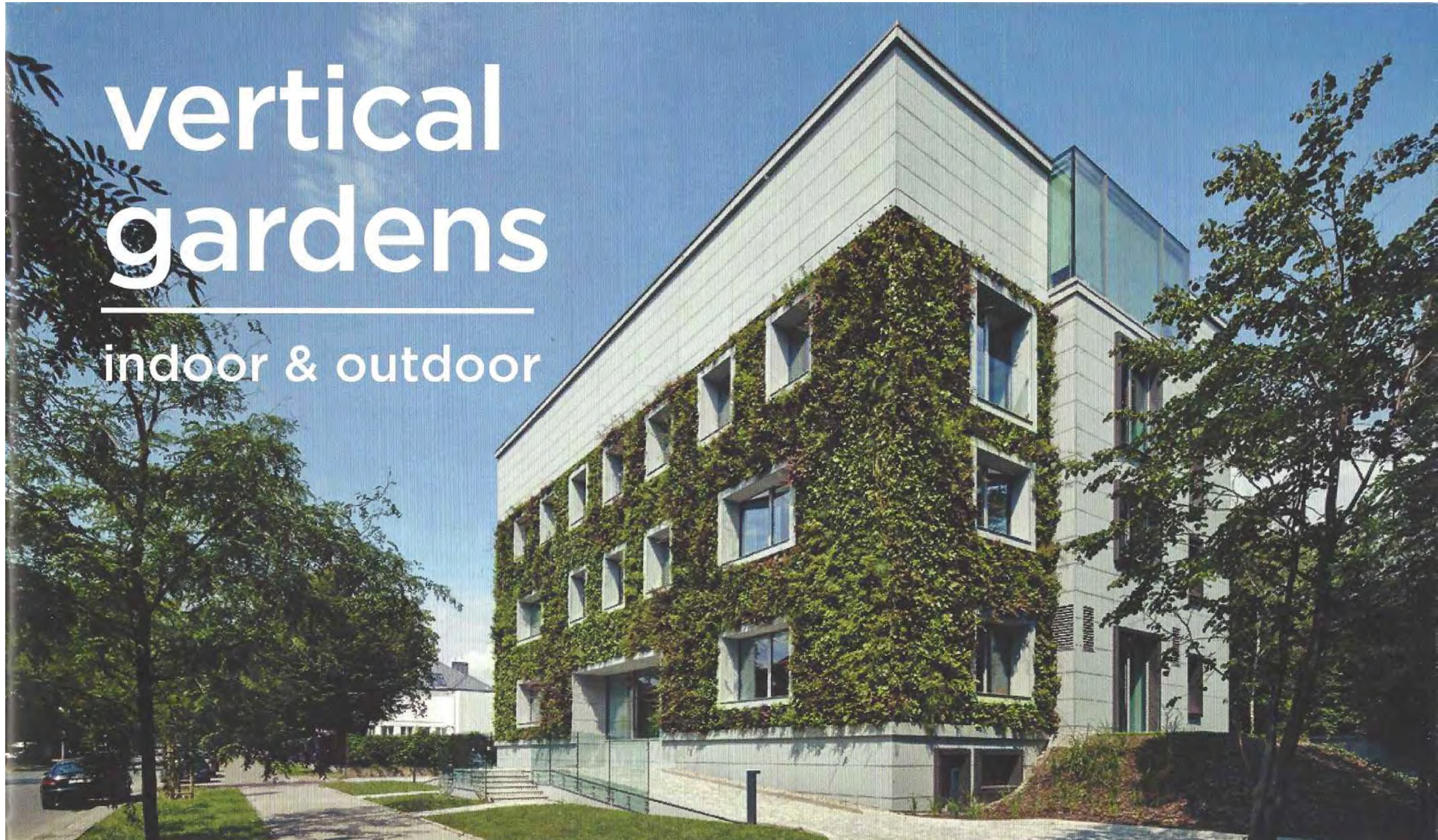


Visual Preference Survey

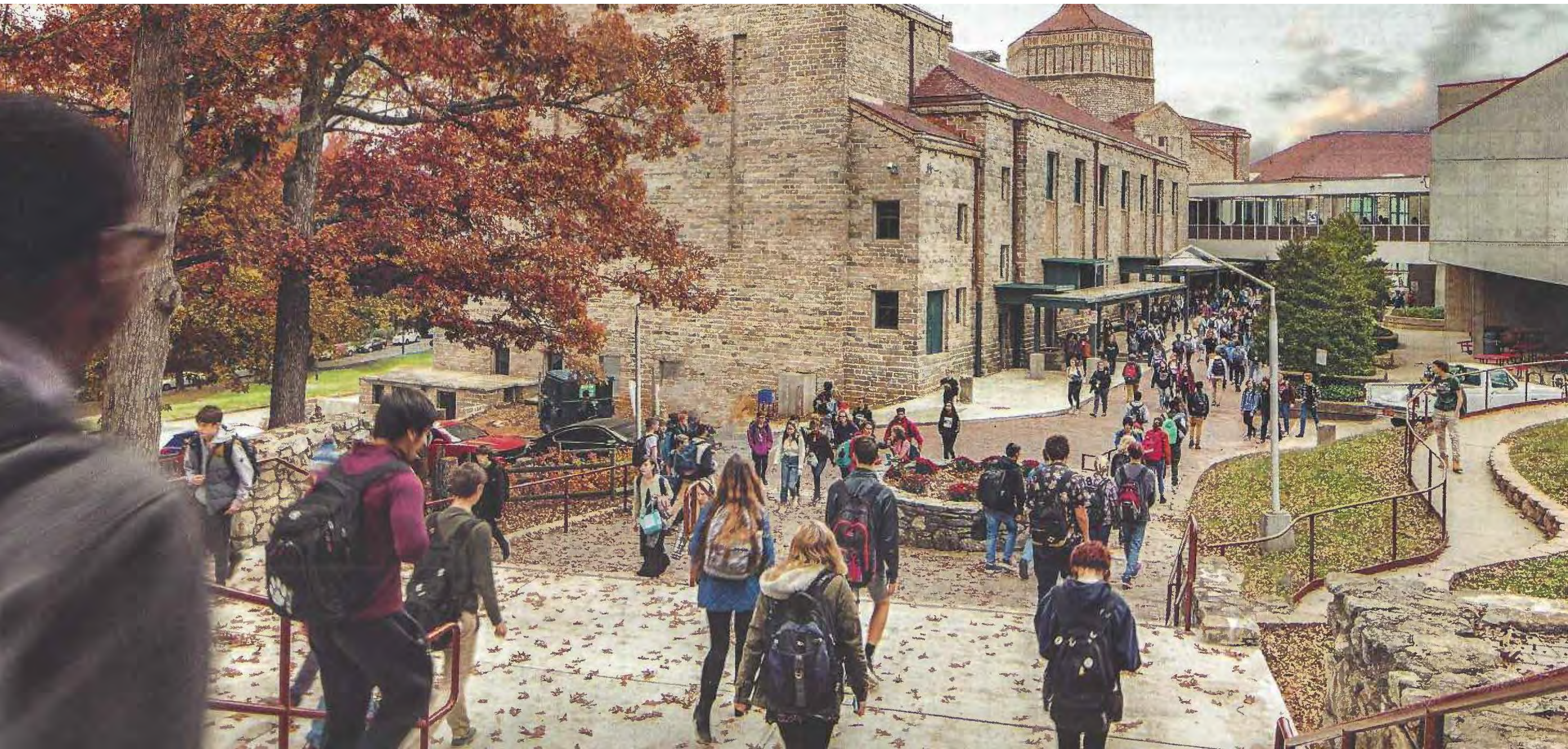


Visual Preference Survey





Visual Preference Survey



Visual Preference Survey



Visual Preference Survey



Next Steps

1. DGS/DPR programming meetings.
2. Next community meeting early December (Date TBD)
 - ❑ Update on project progress
 - ❑ Focus on concept design development

Points of Contact

Department of General Services

John Stokes, Associate Director - External Affairs

john.stokes@dc.gov

Department of Parks and Recreation

Brent Sisco, Landscape Architect

brent.sisco@dc.gov

Project Website

<https://dgs.dc.gov/page/chevy-chase-community-center-0>

Q&A Discussion

- The ultimate design is contingent on your feedback!



Project Challenges

4. Program of Community Center

- ❑ Fitness center with equipment
- ❑ Lecture/performance hall with about 125 seats
- ❑ Meeting/games/party rooms
- ❑ Half-court gymnasium
- ❑ Childcare area with an indoor play area
- ❑ Kitchen
- ❑ Quiet lounge
- ❑ Activity/tech lounge
- ❑ Dance/yoga/Pilates studio
- ❑ Fencing/exercise room
- ❑ Pottery area
- ❑ Arts and crafts space
- ❑ Offices
- ❑ Rooftop amenities such as a garden, greenhouse, and/or outdoor lounge.