



Chevy Chase Civic Site – Update and Next Steps
ANC 3/4G Meeting
July 24, 2023





Agenda

Community Engagement

Defining the OurRFP

Examples of OurRFP Community Preferences

Chevy Chase Civic Site OurRFP Facilitator

Schedule

Highlighted Results of the Spring 2023 Community Survey

Questions and Answers



DMPED's Responses to Community Requests for Additional Community Engagement

Community Request	DMPED Response
Community survey regarding the public facilities	Completed - Spring 2023
Commitment to utilize an OurRFP, which incorporates community preferences into the RFP.	Completed- Announced during DMPED's March Madness 2023
Hire Link Strategic Partners as the OurRFP facilitator	Completed – Spring 2023
Conduct community group interviews in advance of the OurRFP to receive current community sentiment	Completing this week



Community Engagement Opportunities

1. Provide comments as part of the public surplus hearing (completed)
2. Respond to the DMPED community survey (completed, 1,692 responses)
3. Participate in the OurRFP
4. Provide comments during the public disposition hearing
5. Provide testimony to the D.C. Council as part of the Surplus Resolution hearing
6. Provide testimony to the D.C. Council as part of the Disposition Resolution hearing
7. Provide comments directly to ANC 3/4G, which will inform any ANC resolution related to the future of the Chevy Chase Civic Site
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 the RFP selection

* The ANC may provide additional opportunities for public engagement.

** Provide testimony to the Zoning Commission as part of the zoning process.



What is an OurRFP?

An OurRFP 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 OurRFP Process.

How is the OurRFP different than an RFP?

The OurRFP 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

Public Space Framework



Where has the OurRFP been implemented before?

Parcel 42 located at 1707 7th Street and 639 Rhode Island Avenue, NW

Crummell School at 1900 Gallaudet and Kendall Streets, NE

1125 Spring Road, NW

Northwest One located at North Capital and K Streets, NW

Eastern Branch Boys and Girls Club located at 261 17th Street, SE

Fletcher-Johnson School located at 4650 Benning Road, SE in Ward 7



Examples of OurRFP 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 OurRFP 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 OurRFP 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



Chevy Chase Civic Site OurRFP Facilitator

OurRFP Facilitator

Link Strategic Partners

Role of the OurRFP Facilitator

Review Planning and ANC Materials

Interview Stakeholder Organizations pre-OurRFP

Conduct the OurRFP

Facilitate the Collection of Community Preferences



Schedule

OurRFP Community Meeting(s) – September/October 2023

Release of the RFP – Fall 2023

RFP Responses Received – Winter 2024

Community Disposition Hearing (RFP Respondents Present to the Community) – Spring 2024

RFP Respondent Selection – Summer 2024

Commencement of Construction - 2026



Highlighted Results of the Spring 2023 Community Survey

1,692 survey responses

94% of respondents use the library
44% of respondents use the community center

52% drive / 39% walk

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.



Questions and Answers

DMPED Point of Contact

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