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**Community Survey
on the
District's Proposed Redevelopment of the
Chevy Chase Community Center and Library
to Include Affordable Housing**

An unprecedented project

The City is proposing to redevelop the Chevy Chase Community Center and Library site to include affordable housing. This would be the largest neighborhood initiative in decades. It would also mark the beginning of a long-term effort to remake upper Connecticut Avenue from Livingston Street to Chevy Chase Circle per the [Chevy Chase Small Area Plan](#).

Why your views matter

On a public project of this significance, you need to be heard. The ANC will represent your views in our official positions, which the City must give "great weight." We thus need and want to know your thoughts and preferences. The survey allows you to say if you support the proposed redevelopment or not and to inform the process as the City moves forward.

How the survey is designed

The survey builds on prior community studies and incorporates input from individual constituents and community groups. It has been field-tested and reviewed by research experts.

What you need to know

You need no specialized knowledge to take the survey. It should take about 10 minutes to complete. Your responses will be anonymous and confidential.

Timeline

The survey will run from September ... to ... Results and analysis will be available by mid-October. The Commission will report the findings in full to the community and the City at that time.

If you wish to have further background about the proposed redevelopment, you can find it here (INSERT link to a one-page – see last page below).



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Thank you for taking the survey!

Survey

Note: In references below, “affordable housing” is housing subsidized by government for households earning up to 30-80% of median family income, which in DC is \$106,400 for a single-person household and \$152,100 for a family of four.

Section One: General Views

The ANC wants to ensure you are heard on key issues of concern about the proposed redevelopment of the Chevy Chase Community Center and Library site. This section solicits your views on the project overall and certain related aspects. Your responses will inform the ANC’s efforts to align future decisions and actions with the needs and vision of community.

- 1) In accordance with the Chevy Chase Small Area Plan, the City is proposing to redevelop the Chevy Chase Community Center and Library site to include affordable housing for all eligible demographic cohorts, including seniors. Which response below best expresses your view about the initiative?

I support the redevelopment of the Community Center and Library site to include affordable housing.

I support redevelopment of only the Community Center and Library.

I do not support any redevelopment of the site.

I do not feel sufficiently informed to have a view.

I have no preference on redevelopment of the site.

- 2) How important to you are the following outdoor features of the current Chevy Chase Community Center and Library site?

Not at all important

Slightly Important

Important

Fairly Important

Very Important

Gathering space

Seating areas

Gardens

Mature trees

Tot lot

Basketball/pickleball court

Tennis wall

Performance space

Surface parking

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- 3) If you had 12 points to give to the primary elements of a redeveloped Community Center and Library site, how would you allocate them? You can distribute the allocations however you prefer, but the total should not exceed 12.

New, modernized Community Center
 New, modernized Library
 Affordable housing
 Open/green space with recreational facilities
 On-site, underground parking
 I do not support any redevelopment of the Community Center and Library site.

- 4) The Chevy Chase Small Area Plan also envisions using public funds to spur redevelopment of nearby private sites such as Safeway and Wells Fargo Bank for additional housing. Proposed city zoning would mandate that at least 20% of such housing be affordable. Which of the following best reflects your view regarding prospective redevelopment of these other sites?

I support exploring redevelopment of nearby sites to include affordable housing ***in addition*** to the proposed redevelopment of the Community Center and Library site.
 I support exploring redevelopment of nearby sites to include affordable housing ***instead of*** the proposed redevelopment of the Community Center and Library site.
 I support moving forward with the redevelopment of the Community Center and Library ***without*** exploring redevelopment of nearby sites to include affordable housing.
 I do not support any redevelopment of the Community Center and Library site.
 I have no opinion.

- 5) Any redevelopment of the Community Center and Library site or nearby sites would have public impacts. How concerned are you about the impacts listed below?

Not concerned at all
Slightly concerned
Somewhat concerned
Moderately concerned
Very concerned
I don't know.

Scale and style of development: consistency with neighborhood architecture and feel.
 Transportation: ease of access to public transportation.
 Schools: capacity for additional students at multiple grade levels.
 Parking: availability of street or new underground parking.
 Public utility infrastructure: water and sewer systems, electrical grid.
 Public safety: pedestrian safety, crime, police capacity.
 Traffic: congestion, speeding.

Section Two: Design Elements

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The ANC wishes to ensure you cannot only express your views but also your preferences for redevelopment of the Community Center and Library site. This section asks your opinions on design elements to help inform the City's request for proposals (RFP) for the project. The City will be using the [OurRFP](#) process, which mandates citizen input, making your criteria especially relevant.

- 6) If the Community Center and Library site is redeveloped with housing, how much of the housing do you believe should be affordable? As a point of reference, the City has indicated 30% would be the minimum.

30% of housing units should be affordable (required minimum).
 up to 50% of housing units should be affordable.
 up to 75% of housing units should be affordable.
 up to 100% of housing units should be affordable.
 I do not support any affordable housing at the Community Center and Library site.
 I have no opinion.

- 7) Affordable housing in the District is open to individuals and families alike. However, the mix of housing units will determine relative availability. What are your preferences for the types of affordable housing units for the proposed redevelopment of the Community Center and Library site? Check all that apply.

Studio
 1 bedroom
 2 bedrooms
 3+ bedrooms
 I support letting the developer decide the types of housing units based on market factors.
 I do not support any housing at the Community Center and Library site.

- 8) If the Community Center and Library site is redeveloped with affordable housing, which in your view should be the primary populations served? Check all that apply. As noted above, the median family income in DC is \$106,400 for a single-person household and \$152,100 for a family of four.

"extremely low-income" households, earning up to 30% of median family income
 "low-income" households, earning up to 50% of median family income
 "workforce" households (including teachers, firefighters, police officers), earning up to 80% of median family income
 I do not support any affordable housing at the Community Center and Library site.
 I have no opinion

- 9) What is the maximum building height you would support for any redevelopment at the Community Center and Library site? As points of reference, the City's proposed new zoning for the site would cap the height at 80 feet; the current Community Center and Library are each about 36 feet tall.

40 feet (2-3 stories)
 50 feet (3-4 stories)
 60 feet (4-5 stories)

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- 70 feet (5-6 stories)
- 80 feet (6-7 stories)
- I have no preference.
- I do not support redevelopment of the Community Center and Library site.

10) Trade-offs are likely in redeveloping the Community Center and Library site to achieve more affordable housing. As to the density of the site, which would you prefer?

- I would prefer taller and narrower buildings with more open/green space.
- I would prefer shorter and wider buildings with less open/green space.
- I have no preference.
- I do not support redevelopment of the Community Center and Library site.

11) Which **outdoor** amenities would you most like to have in a new Community Center? Check up to **five**.

- Basketball court
- Benches/outdoor seating
- Outdoor green space
- Free wifi
- Playground/Tot lot
- Reading garden
- Tennis court
- Pickleball court
- Independent outdoor space to read or work
- Rooftop gathering and event space
- Gathering space for a program
- Outdoor exercise equipment
- Water play feature for children
- Conversation station
- Volleyball court
- Surface parking

12) Which **indoor** amenities you would most like to have in a new Community Center? Check up to **five**.

- Adult exercise equipment
- Auditorium (room with stage)
- Multipurpose room
- Art shop
- Craft room
- Fencing room
- Game room
- Kitchen
- Performance arts room (with wooden ballet floor)
- Preschool playroom
- Wood shop
- Changing/showering space
- Climbing wall

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- Flexible athletic space
- Reading room
- Senior lounge
- Teen lounge
- Underground parking

13) The design features for the new Library would depend on your use. How do you envision using a redesigned library (in addition to checking out a book)? Check up to **five** only to reflect your priority uses.

- Attend a community meeting
- Attend a program for adults
- Attend a program for teens
- Attend Friends book sale
- Bring my child to a program
- Do hands-on creative or productive activities by myself
- Engage in playful learning with my child
- Meet one-on-one with a colleague or tutor for focused work
- Participate in a group project
- Spend time in a café-like conversational space
- Spend time in a designated quiet reading room
- Study or read by myself
- Use my personal computer
- Use the Library's computer desktop
- Use the Library's laptop

14) The existing Chevy Chase Community Center includes offices for the Advisory Neighborhood Commission. A new facility could include these offices as well as space for other public-facing, non-commercial community groups such as the Chevy Chase Community Association, Chevy Chase Historical Society, Chevy Chase Main Street, among others. Do you believe space for such organizations would be appropriate at a redeveloped Community Center?

- Yes
- No.
- I have no opinion.
- I do not support any redevelopment of the Community Center and Library site.

15) If underground parking were provided at a redeveloped Community Center and Library site, for access to the site itself as well as local businesses and venues, would you use it?

- Yes
- No
- I'm not sure.
- I do not support any redevelopment of the Community Center and Library site.

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Demographics

- 1) Which ANC Single Member District do you live in? If you don't know, use this [link](#) and enter your address in the box at the upper left; your Commissioner's name and SMD will pop up. You can also choose from the following.

Lisa Gore, SMD 01

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Bruce Sherman SMD 02
Jim Nash SMD 03
Michael Zeldin SMD 04
Peter Lynch SMD 05
Peter Gosselin SMD 06
Zach Ferguson SMD 07

I do not live in ANC 3/4G.

2) Do you live in a house or an apartment/condominium?

House
 Apartment/condominium

3) Do you own or rent your home?

Own
 Rent

4) How long have you lived at your current address?

Less than a year
 1-5 years
 6-10 years
 11-15 years
 16-20 years
 20+ years

5) What is your age?

0-17
 18-25
 26-35
 36-45
 46-55
 56-65
 66-75
 75+
 I prefer not to answer.

6) Do you have children aged 18 or under living with you?

Yes
 No

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7) What is your gender?

- Female
- Male
- Unspecified or another gender identity
- I prefer not to answer.

8) Are you Hispanic or Latino?

- Yes, Hispanic or Latino
- No, not Hispanic or Latino
- I prefer not to answer.

9) What is your race? (mark one or more)

- American Indian or Alaska Native
- Asian
- Black or African American
- Native Hawaiian or other Pacific Islander
- White
- I prefer not to answer.

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Background on the Proposed Redevelopment

What's the property in question? The Chevy Chase Community Center and Library are situated on a 1.68-acre, 74,000-square foot lot on the 5600 block of Connecticut Avenue, NW, bordered on the south by McKinley St and the north by Northampton St. The facilities were both built in 1968.

What does "affordable housing" mean? Housing is considered affordable when the total cost does not exceed 30% of one's income. The Chevy Chase Community Center and Library site would have at least 30% "dedicated affordable housing," meaning housing restricted to defined income levels. The levels are set as a percentage of Median Family Income and range from less than 30% to up to 80% of MFI. MFI in the DC area is \$152,100 for a family of four and \$106,400 for a single-person household.

How did affordable housing emerge in Chevy Chase? In 2018, following a task force review, community survey, and prior discussion (in 2016) with Mayor Bowser, ANC 3/4G issued a report with [recommendations](#) for modernization of the Chevy Chase Community Center, leading to a detailed [design concept](#) produced by the City. Affordable housing was not mentioned at the time. Two years later, in 2020, ANC 3/4G [proposed revisions](#) to the city's Comprehensive Plan, calling for a "Small Area Plan" for Chevy Chase to redevelop not just the Community Center but all of upper Connecticut Avenue from Livingston Street to Chevy Chase Circle – and this time included affordable housing.

What's driving the housing priority and focus on the Community Center and Library? The transition from the 2018 recommendations to the 2020 proposal aligned with revisions made to the District's [Comprehensive Plan](#) (Comp Plan). The Comp Plan is the city's overarching development strategy, adopted by the DC Council in 2021. It centers on advancing inclusivity city-wide for which affordable housing is a key strategy. The [Chevy Chase Small Area Plan](#) (SAP), developed by DC's Office of Planning (OP) with ANC 3/4G support in 2021-2022 and approved by the Council in July 2022, seeks to implement the Comp Plan locally. Advancing social and racial equity in the neighborhood, again through affordable housing, is the driving objective. Chevy Chase has historically been one of the city's least diverse neighborhoods. The SAP targets the Community Center and Library because they are properties the city already owns and can thus move expeditiously to redevelop.

Where do things stand regarding redevelopment and what do we know? Since January of this year (2023), redevelopment efforts by the city have accelerated under the auspices of OP and the Deputy Mayor for Planning and Economic Development (DMPED). OP is handling the proposed new zoning; DMPED is managing the procurement. What we know thus far is limited to OP's [proposed new zoning](#) for the Community Center and Library site. It would allow an 80' building or 80% lot coverage, although not both (due to floor area ratio restrictions). We do not yet know what any new building might look like. Building configurations will vary by developer proposals in response to the DMPED's request for proposals. DMPED held a community engagement in January to solicit citizen input and conducted a [survey](#) in February and March to assess community preferences for features and facilities at the Community Center and Library, including those no longer needed that could be declared "surplus."

What's the city's timeline? OP has not given a date for ratification of its proposed new zoning. DMPED announced in May that it would follow the [OurRFP](#) process, which mandates further community consultations. DMPED plans to begin those starting in October and hopes to have the RFP ready later in the fall.