



## Background on the Proposed Redevelopment of the Chevy Chase Community Center and Library

**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 and community survey, 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 District. Affordable housing was not mentioned at the time. Two years later, in 2020, ANC 3/4G [proposed revisions](#) to the District's [Comprehensive Plan](#) (Comp 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. This time, the ANC recommended 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 Comp Plan. The Comp Plan is DC's development blueprint. It focuses on advancing inclusivity District-wide. Affordable housing is a key strategy. Based on the ANC's 2020 recommendation and with its further support, DC's Office of Planning (OP) developed the [Chevy Chase Small Area Plan](#) (CCSAP). The DC Council approved it in July 2022. It seeks to implement the objectives of the Comp Plan in our neighborhood. Considering Chevy Chase as one of the least diverse neighborhoods in the District, the CCSAP seeks to foster social and racial equity, also through affordable housing. It prioritizes the Community Center and Library site for redevelopment because it is District-owned property.

**Where do things stand regarding redevelopment and what do we know?** Since January of this year (2023), redevelopment efforts by the District 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 development initiative. 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 and up to 60% 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 District'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. This mandates further community consultations, which are now scheduled for October 14 and 18 (at Chevy Chase Presbyterian Church). DMPED has further indicated it hopes to have the RFP ready later in the fall.