



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne

5601 Connecticut Avenue N.W. P.O. Box 6252 Washington, D.C. 20015

3G@anc.dc.gov | <http://www.the-districtw.anc3g.org> | YouTube: ANC3G | Office: 202.363.5803

COMMISSIONERS

3/4G-01 - Lisa R. Gore, Chair 3/4G-02 - Bruce Sherman
3/4G-03 - James Nash, Secretary 3/4G-04 - Michael Zeldin 3/4G-05 - Peter Lynch
3/4G-06 - Peter Gosselin, Vice Chair 3/4G-07 - Zachary Ferguson, Treasurer

ANC 3/4G Resolution
Assessing the
Community Center-Library Survey
With Recommendations
December 11, 2023

SUMMARY

The ANC has conveyed to the District the results of its recent survey of residents about the future of the Chevy Chase Community Center-Library. This resolution assesses the project in light of those results and recommends next steps **and reaffirms the Commission's position in support of affordable housing at the Civic Core site.**

BACKGROUND:

- 1) The District's proposals for the Community Center-Library site include three elements:
 - Redevelop the site to build new or renovate the existing Community Center and Library and incorporate housing, including affordable housing;
 - Declare a portion of the site no longer needed for public purpose and therefore available for sale or lease to support affordable housing through a process known as "surplussing."
 - Recommend new zoning for the site to permit **the new development**

- 1) Since at least 2019, the District [has framed its proposals](#) for the Community Center-Library site as part of a broader plan to increase density along upper Connecticut Avenue NW and elsewhere to alleviate a citywide shortage of affordable housing. Its goal is to encourage development of 12,000 new, affordable units by 2025, including 1,990 in Rock Creek West, a District-designated planning zone that encompasses much of Ward 3 and parts of Ward 4, and includes Chevy Chase DC.
- 2) The Commission has consistently supported the idea that the Chevy Chase community should contribute to solving the affordable housing problem faced by the District, including by developing affordable units at the Community Center-Library and/or adjacent sites. Among examples of support by the ANC majority:
 - A [July 24 2023 vote](#) “strongly” supporting the need for affordable housing and committing to work with the District to help produce it;
 - A [May 8, 2023 vote](#) calling for removal of a century-old deed restriction on the Community Center-Library property to allow affordable housing at the location;
 - A [May 9, 2022 vote](#) calling for affordable housing at the Community Center-Library as part of the Chevy Chase Small Area Plan.
 - A [March 22, 2021 vote](#) on a series of proposals by its Task Force on Racism that, among other things, called for at least half of housing at the Community Center-Library site to be affordable, with an emphasis on affordability for households making 50 percent or less of median family income;
 - A [February 10, 2020 vote](#) calling for changes in amendments to the District’s Comprehensive Plan to, among other things, require a Chevy Chase small planning process to work through density and **affordable housing** issues with residents and to ensure “affordable housing (in Chevy Chase) that will promote income diversity and enrich our civic life.”
- 3)
- 4) While the ANC has supported the community helping to solve the city’s affordable housing problem, it has repeatedly defended the right of residents to have a strong voice in shaping the future of their community, including at the Community Center-Library site. Among examples:
 - A [July 24, 2023 vote](#) to, among other things, urge DMPED and OP to delay pursuing zoning changes for upper Connecticut Avenue until the agencies receive results of the recent survey;
 - A [January 23, 2023 resolution](#) opposing for the time being “surplussing” or transferring a portion of the Community Center-Library site to private ownership in return for affordable housing and saying that surplussing “cannot even be considered unless and until DMPED works with the Commission to develop and execute a substantial community engagement

process that gives residents the opportunity to offer suggestions and site priorities prior to a surplussing decision and issuance of a Request for Proposal (RFP).”

- A [May 9, 2022 resolution](#) that makes the Commission approval of the Chevy Chase Small Area Plan (CCSAP) contingent on, among other things, the ANC and community having “a seat at the table” as the plan for upper Connecticut Avenue, including the Community Center-Library site is implemented.
- [April 26, 2021](#) and [February 22, 2021](#) resolutions expressing frustration with OP’s management of the small area planning process for the Connecticut Avenue corridor and the Community Center-Library site and calling on the District to adopt a “more engaged and collaborative process” with the community in planning for its future.

ANC Civic Core Site **SURVEY**

- 5) The [survey](#) is the latest effort by the ANC to gauge community views and convey those views to the District. A survey committee composed of ANC Chair Lisa Gore and Commissioners Bruce Sherman, James Nash and Peter Gosselin – set itself two goals: to ensure “the community is heard on key issues of concern” and to provide data “to make actionable recommendations (to the District) that reflect key community development preferences” for the Community Center-Library site. The committee met weekly for four months to draft the survey instrument (June 13, 20, [27](#); July [6](#), [11](#), [18](#), [25](#); Aug. [1](#), [8](#), [22](#), [29](#); Sept. [5](#), [12](#), [19](#), [26](#); Oct. 3 and 13
- 6) The resulting online survey was fielded from October 13 to November 12, 2023. Full results are available on the ANC website here. The Commission conveyed the results to the city in a December [06, 2023](#) resolution.

ASSESSMENTS & RECOMMENDATIONS

- 7) The Commission’s assessment is that the survey represents an important step in the community’s engagement concerning the future of the Community Center-Library site, housing and affordable housing.
- 8) Further, the Commission’s assessment is that the District is intent on redeveloping the Community Center-Library site with housing and affordable housing.
- 9) In such circumstances, the Commission concludes:

- The best approach for the Commission and the Chevy Chase community is to continue striving to help address the District's affordable housing issue, including at the Community Center-Library site, in order to maintain its influence over development.
- The most productive use of the survey results is achieving the Survey Committee's second goal -- to make actionable recommendations to the District for inclusion in its pending Request for Proposals (RFP) for the site that "reflect key community development preferences."

10) Therefore, the Commission [reaffirms its position](#) that some housing should be built at the Community Center-Library site; that at least half of the housing built should be affordable with a focus on affordability for households making 50 percent or less of area median income; that the development should include a mix of affordable and workforce housing for families including, to the maximum extent practicable, ownership by residents, and that the District should work with a coalition of nonprofit and for-profit developers, the ANC and the community in shaping and overseeing the redevelopment of the site.

11) The Commission understands that as part of the OurRFP process, DMPED held two community engagement sessions with the Chevy Chase community to develop a set of community preferences that it will include in its RFP for the site.

12) In addition to the community preferences developed during the OurRFP process, the Commission calls on DMPED to include in its RFP the full results of the ANC's survey, along with the community's written responses. Respondents to the RFP should be instructed to heavily consider the survey's results, written comments, and specifically focus on:

- Outdoor amenities
- Indoor amenities
- Design features
- Maximum building height
- Site density
- Level of affordability
- Types of affordable units
- Primary populations served
- Use of space
- Underground parking considerations

13) By integrating the full survey results reflecting the above community preferences into the RFP, the Commission aims to foster a transparent and inclusive development process that respects the input of those most affected by the outcomes.

14) Beyond these specific community preferences outlined in the survey, the Commission asks DMPED to reference in its RFP the ANC's entire body of work

on this matter, which can be found here: <https://anc3g.org/chevy-chase-civic-core/implementation-of-chevy-chase-small-area-plan-redesigned-civic-core-fall-2022-present/>.

- 15) The ANC further acknowledges that the survey indicated a strong community concern regarding surplussing the site. The Commission has had previous discussion with DMPED and the Office of the Attorney General (OAG) on this issue. DMEPD specifically opined that any development in which the District contributes public land for a low price or long-term lease in return for the production of affordable housing would require the property to be surplussed. The Commission urges the Council, DMPED, and OAG to immediately explore alternative legal options to convey public land for the production of affordable housing that allows for greater public control.
- 16) The Commission understands the complexities involved in the development process and is committed to collaborating with DMPED and the city to ensure our collective aspirations are considered and integrated into the RFP in a manner that is both feasible and beneficial to all stakeholders.

APPROVED at a regular public meeting, notice of which was properly given and at which a quorum of four (4) or seven (7) members was present on December XX, 2023 by a vote of **X** yes, **X** no, **X** abstentions.

Lisa R Gore, Chair

James L. Nash, Secretary