



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.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

Civic Core RFP Resolution

December 11, 2023

BACKGROUND & RATIONALE

- 1) The Civic Core is primarily a library and community center of great value and importance to this community and its future generations. We are concerned that the projected square-footage of public space at both sites will be minimized. DCPL and DPR have mentioned one to two floors planned for both the community center and library. There are five floors currently used by community members at the two civic buildings. This [schedule](#) and [flier](#) of events highlights the current Department of Parks and Recreation building usage. The library has computer work space, teen space, a children's rooms, a used book store, and a reading section on two floors.
- 2) Outdoor space is a priority for our community members and an asset to all of us. Where gardens, benches, trees, basketball court, and toddler playground are actively used, the Office of Planning (OP) has indicated that outdoor space will be decreased by 20%.
- 3) The community has requested welcoming architectural aesthetics of the new Civic Core that align with the neighborhood and this supports our belief in the power, value, and necessity of third spaces such as the library and community center.
- 4) Throughout the [Small Area Plan](#), [DMPED surplus hearing](#) and DMPED [survey](#), the [OurRFP meetings](#), [ANC Community Survey](#), ANC meetings, and community contacts, residents have offered creative ideas for the library and community center portion of the site.

- 5) The ANC Community Survey received 2,836 respondents. There has been extensive discussion and debate at the DMPED surplus hearing, through ANC resolutions, and the Small Area Plan decisions where the idea of housing emerged. This ANC has listened to many neighbors and paid close attention to each iteration of the process. We also understand city wide housing insecurity concerns.
- 6) We have expressed and continue to express a commitment to welcoming families to the neighborhood with the possibility for ownership and the ability to generate wealth.
- 7) Our neighborhood school's enrollments are at or over capacity.
- 8) The ANC is conscientious of the concerns of various neighbors who live next to the Civic Core on Northampton and McKinley Streets.
- 9) The proposal for retail does not align with the goal of affordable housing or the desire of so many citizens to maintain the civic nature of the library, community center and outdoor space. It also has the potential to take already limited space away from current usage and potential programs our neighbors have called for.
- 10) The ANC has continually sought to partner with the city and our neighbors to achieve the best outcome possible at this site.

RESOLVED:

- 1) We urge any potential developer to maintain or improve the current square-footage of public space and usage of both the library and the community center.
- 2) We strongly endorse maintaining the same amount of outdoor space and usage.
- 3) The ANC and community should be offered to weigh in on a multitude of visual renderings of the new Civic Core before the project begins.
- 4) We urge any developer to review all community input given in regards to a new library and community center.
- 5) Housing on the Civic Core site ought to be affordable by virtue of being on public land and in keeping with the purpose and intent of housing at the site. Understanding the financial constraints, if there must be a portion of market rate housing, we urge OP, DMPED, and the Mayor to work with a developer to ensure that the majority of units are affordable. The ANC would strongly prefer minimal market rate housing on the site.
- 6) We urge OP, DMPED, and the Mayor to work with developers to ensure that units are affordable at varying degrees and remain affordable in perpetuity. Units should be made available for ownership through a city-sponsored workforce housing

initiative or similar program. Potential units should prioritize accommodating families.

- 7) With the expectation that families may move in, we urge D.C. Public Schools (DCPS) and the city agencies to coordinate and plan for potential new school enrollments that may arise due to housing and other new Ward 3 housing projects.
- 8) We urge any developer to concentrate building height closest to Connecticut Avenue and the parts of Northampton and McKinley Streets near Safeway and Wells Fargo away from residential houses. We urge developers to utilize modest building height that will not overwhelm those neighbors.
- 9) For profit enterprises should not exist at the site. Civic use and public benefit should be prioritized at the library and community center. We encourage opening retail space for the Friends of the Library and their used book store.
- 10) We urge OP, DMPED, and a future developer to continue to work with and receive input from the ANC and community. We reserve the right to request new site options or reject proposals if a potential project does not align with these priorities.

APPROVED at a regular public meeting, notice of which was properly given and at which a and at which a quorum of four () of seven () members were present on December 11, 2023, by a vote of () yes, () no, and () abstentions.

Lisa R Gore, Chair

James L Nash, Secretary
