



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

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COMMISSIONERS

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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
Conveying Results of Its
Community Center-Library Survey
December 6, 2023

SUMMARY

This resolution conveys to the Office of the Mayor, the Deputy Mayor for Planning and Economic Development (DMPED), the Office of Planning (OP) and members of the Council results of ANC 3/4G's survey of residents about the future of the Chevy Chase Community Center-Library site.

BACKGROUND & RATIONALE:

- 1) The District's proposals for the Community Center-Library site are varied, but consistently 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.

- 2) ANC 3/4G has been involved in public discussions with the District and residents about redevelopment of the Community Center-Library site for almost a decade.
- 3) In the past year, the Commission has repeatedly raised questions about the District's proposals for the site, including:
 - In a January 23rd resolution that said in part, "Whether the ANC would ever be in a position to support surplussing remains to be seen, but support of surplussing cannot even be considered unless and until DMPED works with the Commission to develop and execute a substantial community engagement process ... prior to a surplussing decision ..."
 - In a May 8th resolution said "the community and the ANC must be full partners with the District in development of the request for proposal for the Civic Core and in changing the zoning of the upper Connecticut Avenue corridor."
- 4) To gauge community sentiment about the District's proposals and to ensure that District decision makers are aware of it, the Commission drafted and fielded a survey of residents.
- 5) A survey committee of ANC Chair Lisa Gore and Commissioners Bruce Sherman, James Nash and Peter Gosselin organized and set two goals: to ensure "the community is heard on key issues of concern" and to provide the ANC with survey data "to make actionable recommendations (to the District) that reflect key community development preferences" for the Community Center-Library site.
- 6) The committee met weekly for four months. (June 13, 20, 27; July 6, 11, 18, 25; Aug. 1, 8, 22, 29; Sept. 5, 12, 19, 26; Oct. 3, 13) It was aided by residents with survey expertise and took testimony from a variety of advocates and concerned citizens.
- 7) The resulting online survey was fielded from October 13 until November 12, 2023. All households in the community were notified with hardcopy mailers delivered to home addresses by the US Postal Service as well as social media and other announcements. Paper copies were available to those without online access.

SURVEY RESULTS

- 8) Full results of the survey are available on ANC 3/4G's website [here](#).
- 9) Responses: The survey received 2,836 responses. Of these, 2,553 completed the survey. Some 2,297 of those taking the survey live within the ANC 3/4G community. This was a substantially stronger response than that received during the ANC's two previous surveys in 2017 and 2019. It also was greater than that for heavily publicized District-wide surveys, such as that done for the 2019 Housing Equity Report.
- 10) Demographic data was collected as part of the survey. DMPED and the public can see that data in the survey results and compare them with Census or other population data to see which groups are under-represented or over-represented

in this survey. The ANC will provide crosstab reports to help DMPED and the public give context to whether or how significantly under- and over-represented groups responded differently. The ANC will generate any other additional reports DMPED would find useful to analyze the survey results.

11) Respondents: About 80 percent live in single-family houses. About 90 percent own their units, which compares with 2020 Census figures indicating 75-percent ownership for the community as a whole. More than 38 percent are 66 or older, which compares with Census figures indicating the age group accounts for 24 percent of the community as a whole. Almost 65 percent do not have children under 18 at home. Some 56 percent are female. About 85 percent are white, which compares with Census figures indicating white residents are 72 percent of the community as a whole. Fifteen percent are Black, Asian or other races.

12) Some of What Respondents Said:

- Concerning whether the Community Center-Library site should be redeveloped and, if so, in what way, responses among all survey takers were:
 - Support the proposed redevelopment of the Community Center and Library site with housing, including affordable housing: **39.69 percent**
 - Support only redevelopment of the Community Center and Library, including the option of renovating the existing facilities: **47.27 percent**
 - Don't support any redevelopment of the site: **9.36 percent**
 - Not sufficiently informed or no preference: **3.68 percent**

Responses among ANC residents were:

 - Support the proposed redevelopment of the Community Center and Library site with housing, including affordable housing: **36.98 percent**
 - Support only redevelopment of the Community Center and Library, including the option of renovating the existing facilities: **49.77 percent**
 - Don't support any redevelopment of the site: **9.78 percent**
 - Not sufficiently informed or no preference: **3.47 percent**
- Concerning support for possible "surplussing" of a portion of the site in return for affordable housing, responses among all survey takers were
 - Yes: **31.95 percent**
 - No: **59.20 percent**
 - Not sufficiently informed or no opinion: **8.86 percent**

Responses among ANC residents were:

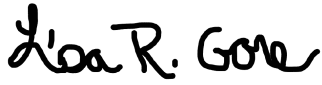
 - Yes: **29.10 percent**
 - No: **62.21 percent**
 - Not sufficiently informed or no opinion: **8.68 percent**
- Concerning support for various maximum heights of new buildings on the site, responses among all survey takers were:
 - 40 feet (2-3 stories): **23.91 percent**
 - 50 feet (3-4 stories): **24.73 percent**
 - 60 feet (4-5 stories): **17.98 percent**
 - 70 feet or more (5-7 stories): **23.21 percent**

○ No preference:	10.18 percent
Responses among ANC residents were:	
○ 40 feet (2-3 stories):	25.62 percent
○ 50 feet (3-4 stories):	26.38 percent
○ 60 feet (4-5 stories):	18.27 percent
○ 70 feet or more (5-7 stories):	20.66 percent
○ No preference:	9.06 percent

RESOLVED

- 13) ANC 3/4G conveys the full survey results to District decision makers.
- 14) The Commission asks that decision makers with the Office of the Mayor, DMPED, OP and the Council review the results including the more than 1,100 written comments and additional material, if any, that the ANC posts on the survey results page of its website here. The Commission will work with District officials to make available the raw data with the exception of any personal identifiers such as IP address
- 15) The Commission asks DMPED to include the full results including survey respondents' written comments in the Request for Proposal (RFP) for the Community Center-Library site that the agency is expected to issue shortly and to provide the results including written comments to any potential bidder responding to the RFP.
- 16) The Commission asks anyone responding to the expected RFP or considering a response to review the survey results, including the written comments.

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 6, 2023 by a vote of **7** yes, **0** no, **0** abstentions.

Handwritten signature of Lisa R. Gore in black ink, written in a cursive style.

Lisa R Gore, Chair

Handwritten signature of Peter Gosselin in black ink, written in a cursive style.

Peter Gosselin, Vice Chair