



Chevy Chase Community Center Community Meeting 02 18 December 2019

Agenda

01

Project Schedule

Overview of the main ingredients to be addressed

02

Project Challenges Progress

Efforts to date

03

Blocking & Stacking

Review two schemes prepared

04

Next Steps

Upcoming deliverables and timeframes

05

Q & A / Discussion

Please hold questions until the end

Agenda

Expectations for tonight:

- ❑ Design Process – Meeting is part of progress
- ❑ Focus on blocking & stacking
- ❑ Draft concept submission will provide more information
- ❑ Design contingent on community feedback

Agenda

Desired feedback for tonight:

- ❑ Locations of spaces?
- ❑ Activities / spaces visible to public?
- ❑ Visitor arrival experience?
- ❑ Which design scheme makes the most sense?

Schedule

Not a straight line, but regardless all four challenges will need to be addressed



Schedule

KEY MILESTONES

- ❑ Notice to Proceed Oct 04 2019
- ❑ **Mtg02 - Community Mtg - Listening & Vis Pref** **Fall 2019**
- ❑ Mtg03 - DPR Programming Workshop Fall 2019
- ❑ Findings & Recommendations Prs (Mtg04) Fall 2019
- ❑ Recommendations Review & Approval Fall 2019
- ❑ **Mtg05 - Community Mtg - Blocking & Stacking** **Today**
- ❑ Draft Concept Submission Late Dec 2019
- ❑ Master Plan Submission Winter 2020
- ❑ **Mtg08 - Community Mtg - Mst Plan Prs** **Winter 2020**

Project Challenges



ZONING REGULATIONS

Regulatory constraints & opportunities to guide the design

- ❑ **FAR limitation**
- ❑ Special Exception (4 months)
- ❑ Map Amendment (8-10 months)



HISTORIC ELIGIBILITY

Evidence based process

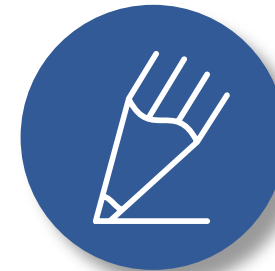
- ❑ Documentation of Site
- ❑ HPO Determination



EXISTING CONDITIONS

Physical constraints

- ❑ Lidar Scan
- ❑ Limitations of Precast Structure
- ❑ Geotech Report



PROGRAM

Understanding needs & goals

- ❑ Questionnaires
- ❑ Programming
- ❑ Technical Requirements
- ❑ Blocking & Stacking
- ❑ Concept Design

Project Challenges



ZONING REGULATIONS

- ❑ FAR Limitation
- ❑ Special Exception
- ❑ Map Amendment



HISTORIC ELIGIBILITY

- ❑ DOE Reports
- ❑ HPO Determination



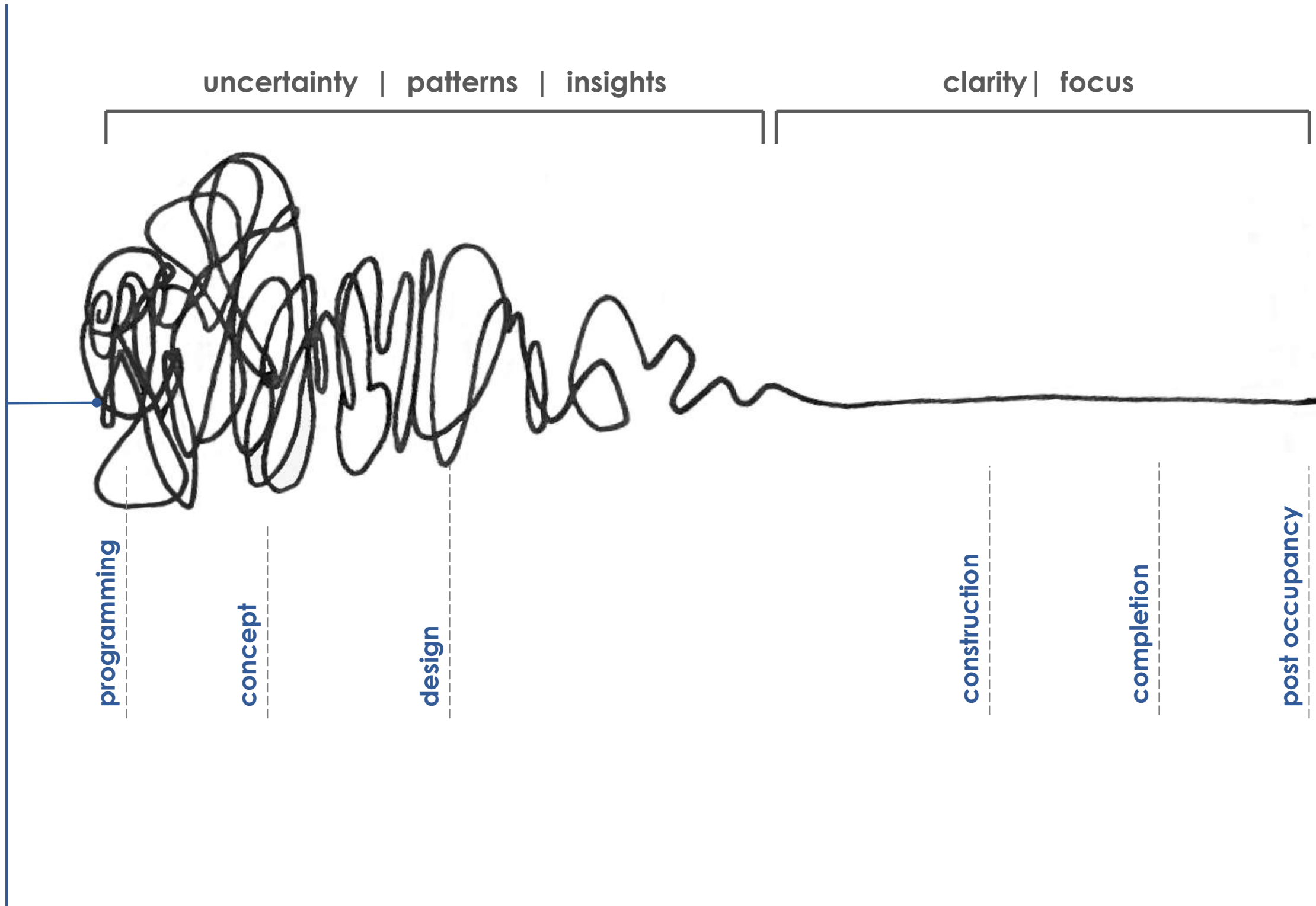
EXISTING CONDITIONS

- ❑ Lidar Scan
- ❑ Limitations of Precast Structure
- ❑ Geotech Report



PROGRAM

- ❑ Questionnaires
- ❑ Programming
- ❑ Technical Rqmts
- ❑ Blocking & Stacking
- ❑ Concept Design



Project Challenges

Regulations

- ❑ Multiple zones
- ❑ MU-3A & R-1-B (most restrictive)
- ❑ FAR capacity is near max
- ❑ Existing aggregate area:

Library	19,630 gsf
Comm Cntr	24,867 gsf
<hr/>	
Total	44,497 gsf

- ❑ FAR **48,171 gsf**
- ❑ **3,600 sf of increase allowed**



Project Challenges



Regulations

ZONING	EXISTING	MU-3A	R-1-B
Height	32 ft (+/-)	40 ft + 15 ft penthouse	45 ft + 18 ft penthouse
Stories	2 + cellar + penthouse	3 + cellar + 2 story penthouse	3 + cellar + 1 story penthouse
FAR	n/a	1.0	Rec: 1.8* FAR (C-1604.3) Lib: Not Prescribed
Max. Bldg Area	44,497 gsf	73,390 gsf	132,100 gsf
Rec Center	24,867 gsf	48,000 gsf	-
Library	19,630 gsf	25,000 gsf	-
Lot Occupancy	28.4 %	60%	40 %* max (C-1603.7)
Pervious Surface	Not calculated	-	30% (C-1609.1)
Green Area Ratio (GAR)	-	0.3	-

Project Challenges



Historic Eligibility

- ❑ CCPL is recommended
- ❑ CCCC is not recommended
- ❑ DOEs submitted to HPO
- ❑ HPO to determine eligibility



Project Challenges



Program

- ❑ ANC Report
- ❑ DPR Stakeholder Questionnaires
- ❑ Development of 'Rec Spec'

ANC 3/4G's Report & Recommendations for the Future of the Chevy Chase Community Center - January 22, 2018

I. Executive Summary

ANC 3/4G — supported by an unprecedented level of community engagement — urges the Mayor and the Council to appropriate sufficient funds in the FY 2019 budget for a thorough modernization of the Chevy Chase Community Center (CCCC). The existing building is near the end of its useful life, and it can no longer meet the community's needs and expectations.

The Chevy Chase Community Center should be the backbone of our neighborhood. In addition to facilitating health, recreation, personal growth, and fitness and serving as a gathering place for community and arts-related events, it will function as an anchor for many in our neighborhood by building a strong sense of local identity. The Chevy Chase Community Center must continue to evolve as we move further into the 21st century and as the needs and interests of our residents develop. The District requires a vibrant facility that will affirmatively build community and serve Northwest DC for decades to come. This comprehensive report and our detailed recommendations provide the blueprint for creating that facility.

Our analysis began without preconceptions but with an ambitious vision of what the Community Center could be — a hub for multigenerational activities that engage residents' bodies, spirits, and intellects in a convivial environment. Activities and programs at the Chevy Chase Community Center must be:

- suitable for all ages from seniors to toddlers;
- gender and race neutral;
- LGBTQ inclusive; and
- fully accessible.

It should be a welcoming facility for those who enjoy intellectual, social, or physical activities to varying degrees, and it must also be recognized as a safe haven for all. Our Community Center should inspire. It should entice new users and retain faithful patrons. It should aspire to be a central focus for important neighborhood activities. Its spaces and activities should be attractive and exciting. We expect our Community Center to represent our people's best and highest aspirations.

To achieve these objectives, we sought an extraordinary level of community participation in the planning process. A typical modernization project would not begin community engagement until well after a budget has been appropriated and many preliminary framing decisions have been made. The ANC sought to turn that process on its head so that it could integrate residents' input from its inception. We held 16 public meetings over 16 months to discuss and debate what to do regarding the Community

Project Challenges



Program

- ANC Report Findings:

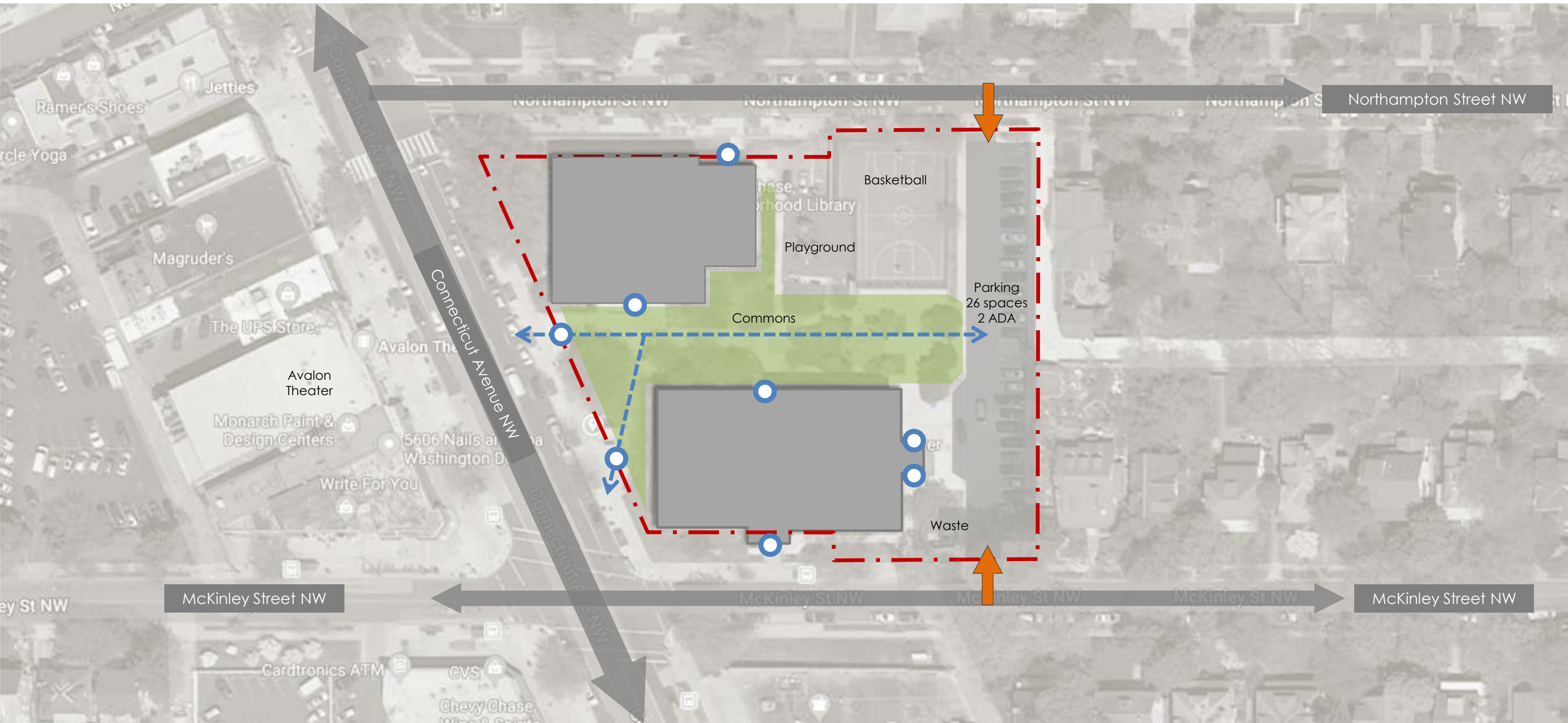
Program Area	Net Area
Administration / Common	2,330 sf
Auditorium	4,000 sf
Gymnasium	7,200 sf
Classrooms / Meeting Rooms	17,400 sf
Support Facilities	1,720 sf
Total Net Program	32,550 sf
 Gross Scale Factor	 1.4
Total Gross Area	45,570 sf
Existing Gross Area	32,734 sf (-12,800 sf)

What We've Heard:

Community would like a structure that:

- ❑ Fits within the context and scale of the neighborhood.
- ❑ 'Village' feel for the building.
- ❑ Wood and glass materials are preferred.
- ❑ Keep the outdoor spaces.
- ❑ 'Town Center'

Concept Design



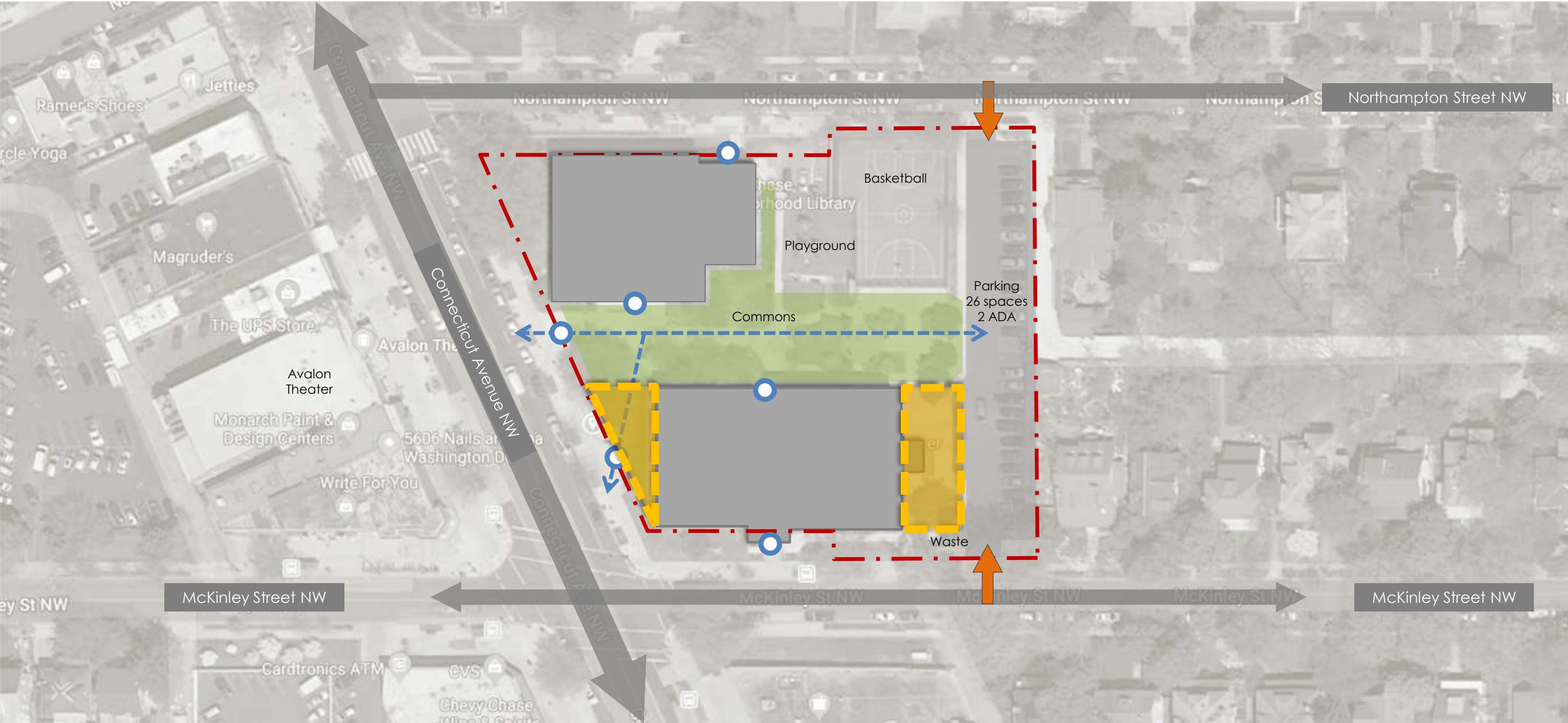
Concept Design



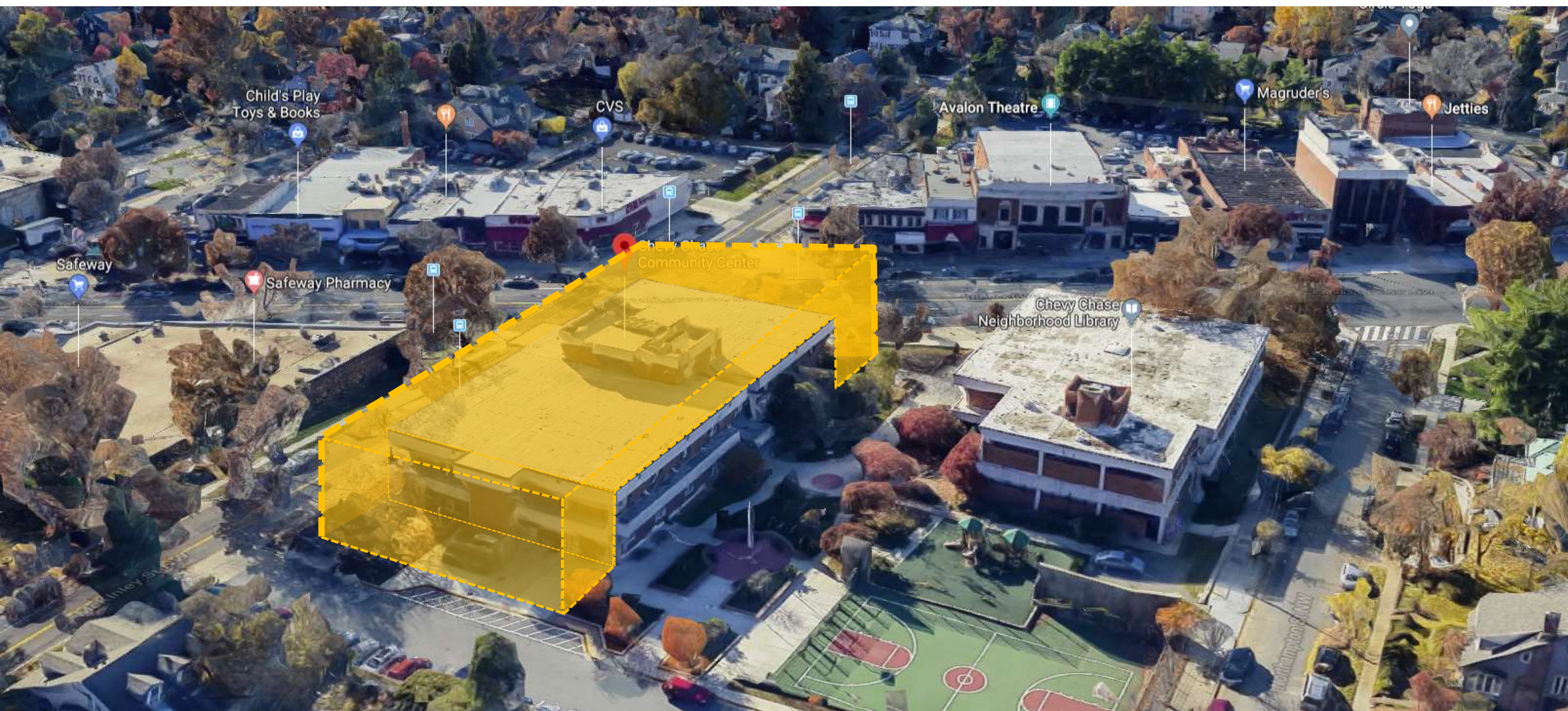
Concept Design



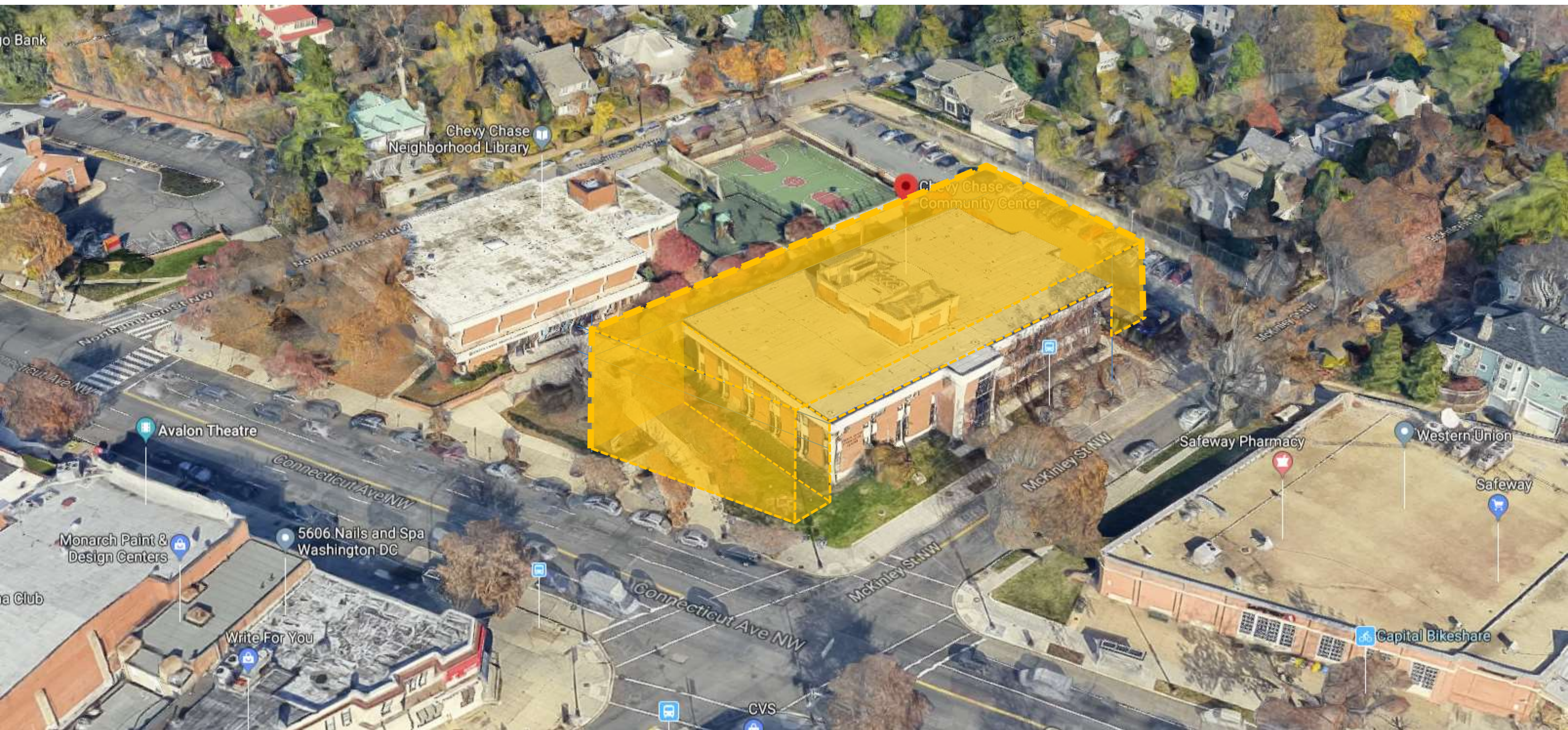
Concept Design



Concept Design



Concept Design



Program of Community Center

- ❑ Fitness center with equipment
- ❑ Lecture/performance hall with about 125 seats
- ❑ Meeting/games/party rooms
- ❑ Half-court gymnasium
- ❑ Childcare area with an indoor play area
- ❑ Kitchen
- ❑ Quiet lounge
- ❑ Activity/tech lounge
- ❑ Dance/yoga/Pilates studio
- ❑ Fencing/exercise room
- ❑ Pottery area
- ❑ Arts and crafts space
- ❑ Offices
- ❑ Rooftop amenities such as a garden, greenhouse, and/or outdoor lounge.

Community Center Blocking & Stacking

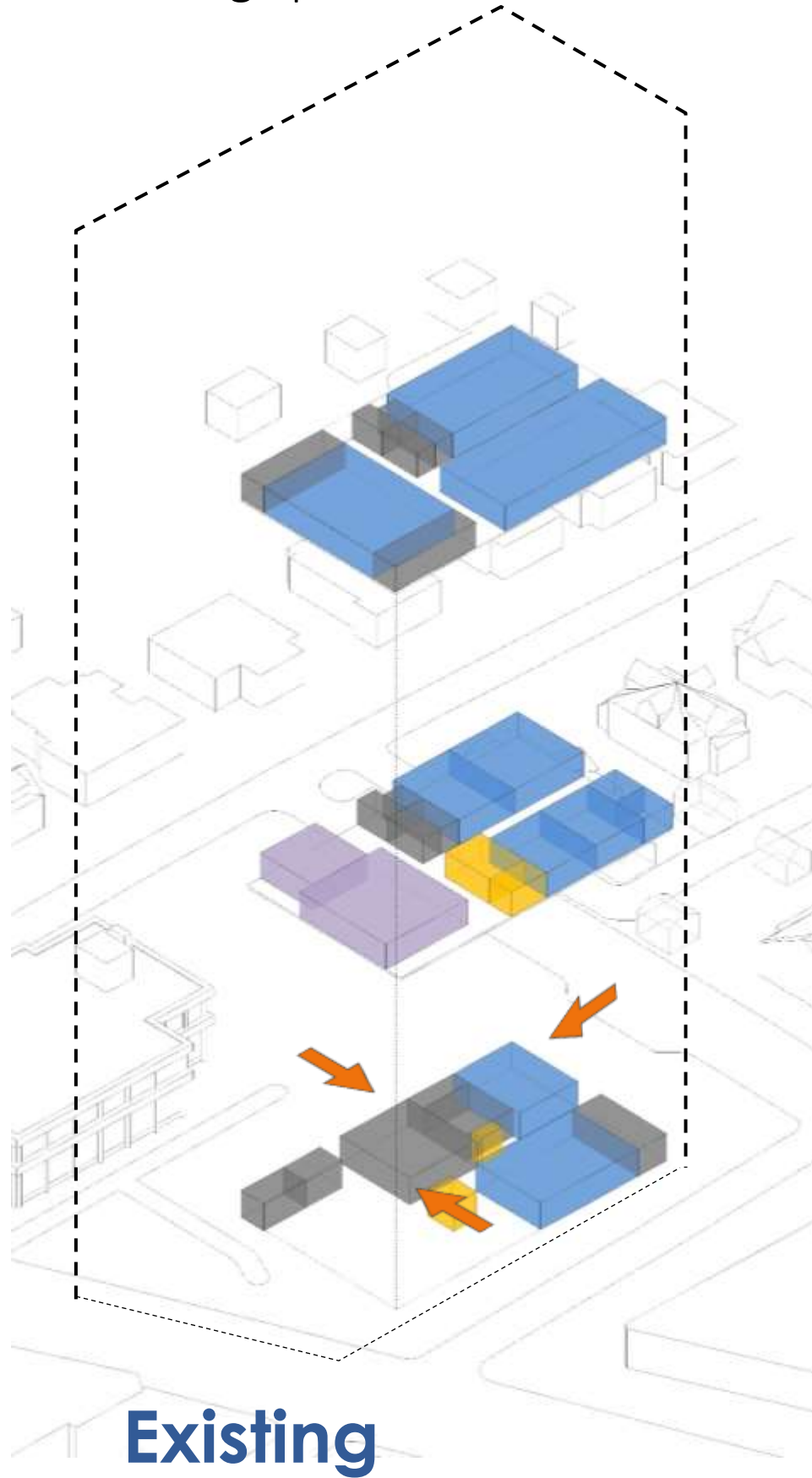
Program Goals:

- ❑ Single point of entry
- ❑ Engage urban context
- ❑ Shared spaces

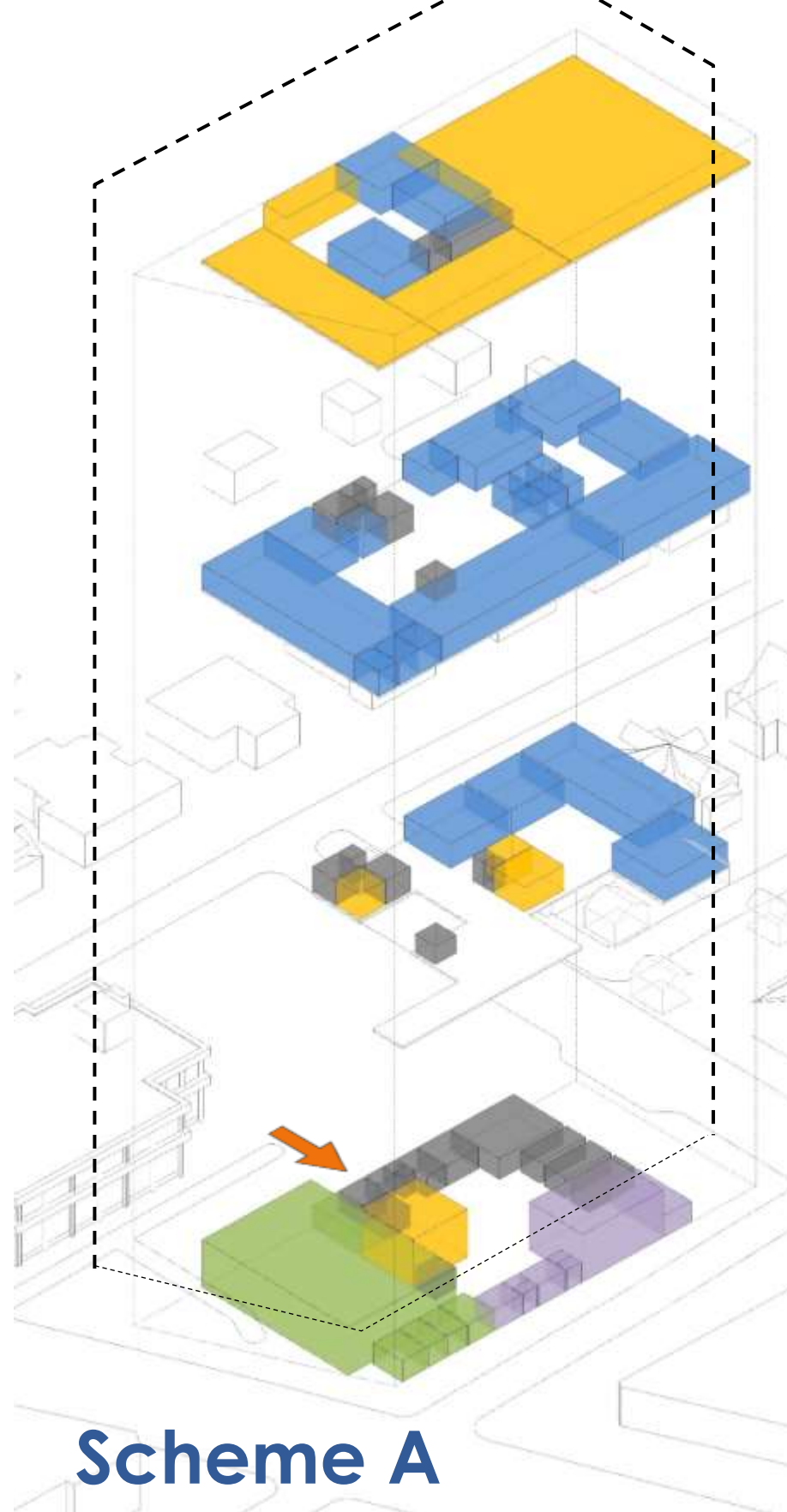
Form dependent on three key spaces:

- ❑ Main Entry / Lobby
- ❑ Gymnasium
- ❑ Auditorium

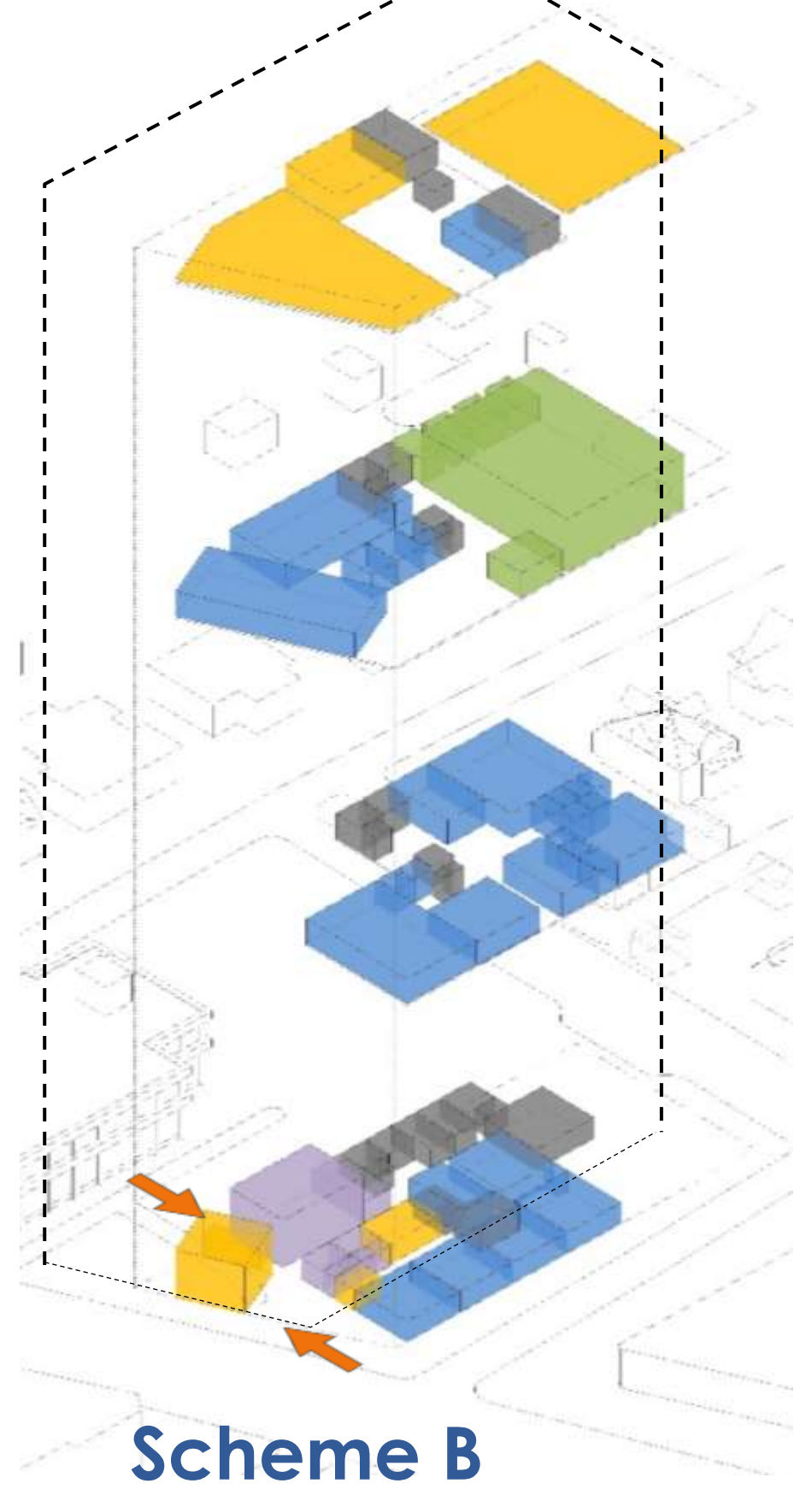
Meeting Spaces
 Auditorium
 Common Spaces
 Mechanical
 Gym



Existing



Scheme A



Scheme B

Meeting Spaces

Auditorium

Common Spaces

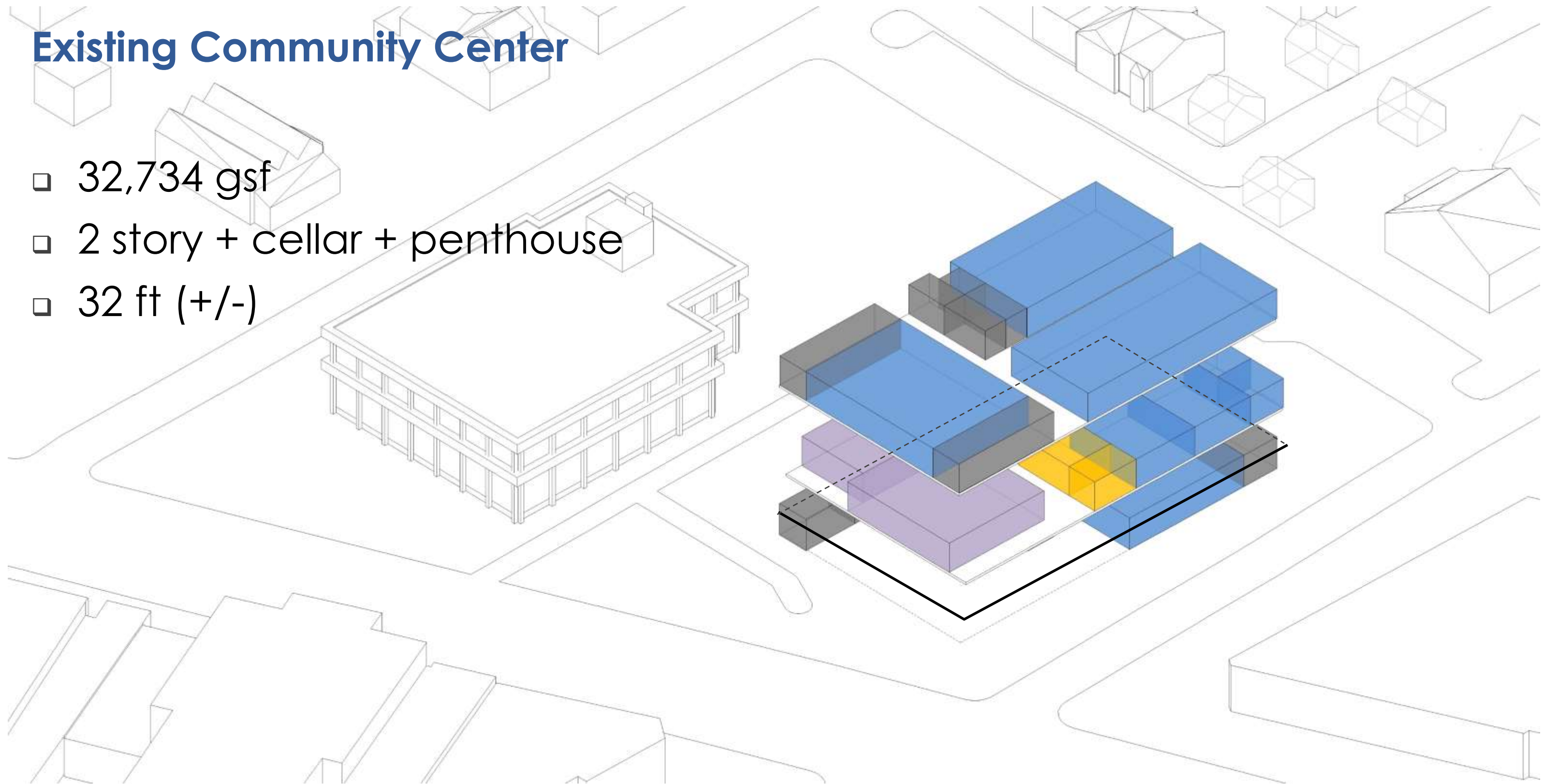
Mechanical

Gym

Concept Design

Existing Community Center

- ❑ 32,734 gsf
- ❑ 2 story + cellar + penthouse
- ❑ 32 ft (+/-)



Meeting Spaces

Auditorium

Common Spaces

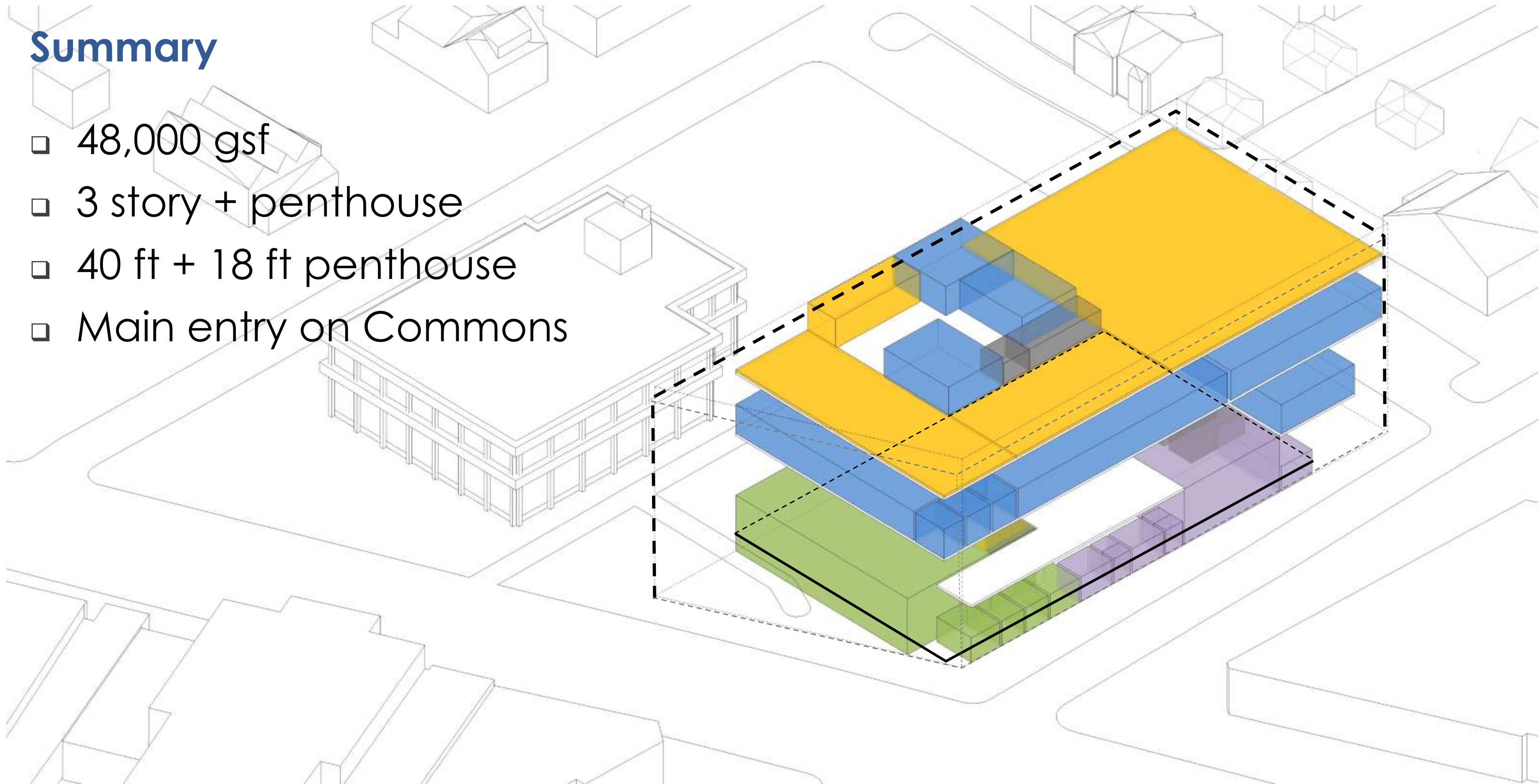
Mechanical

Gym

Concept Design – Scheme A

Summary

- ❑ 48,000 gsf
- ❑ 3 story + penthouse
- ❑ 40 ft + 18 ft penthouse
- ❑ Main entry on Commons



Meeting Spaces

Auditorium

Common Spaces

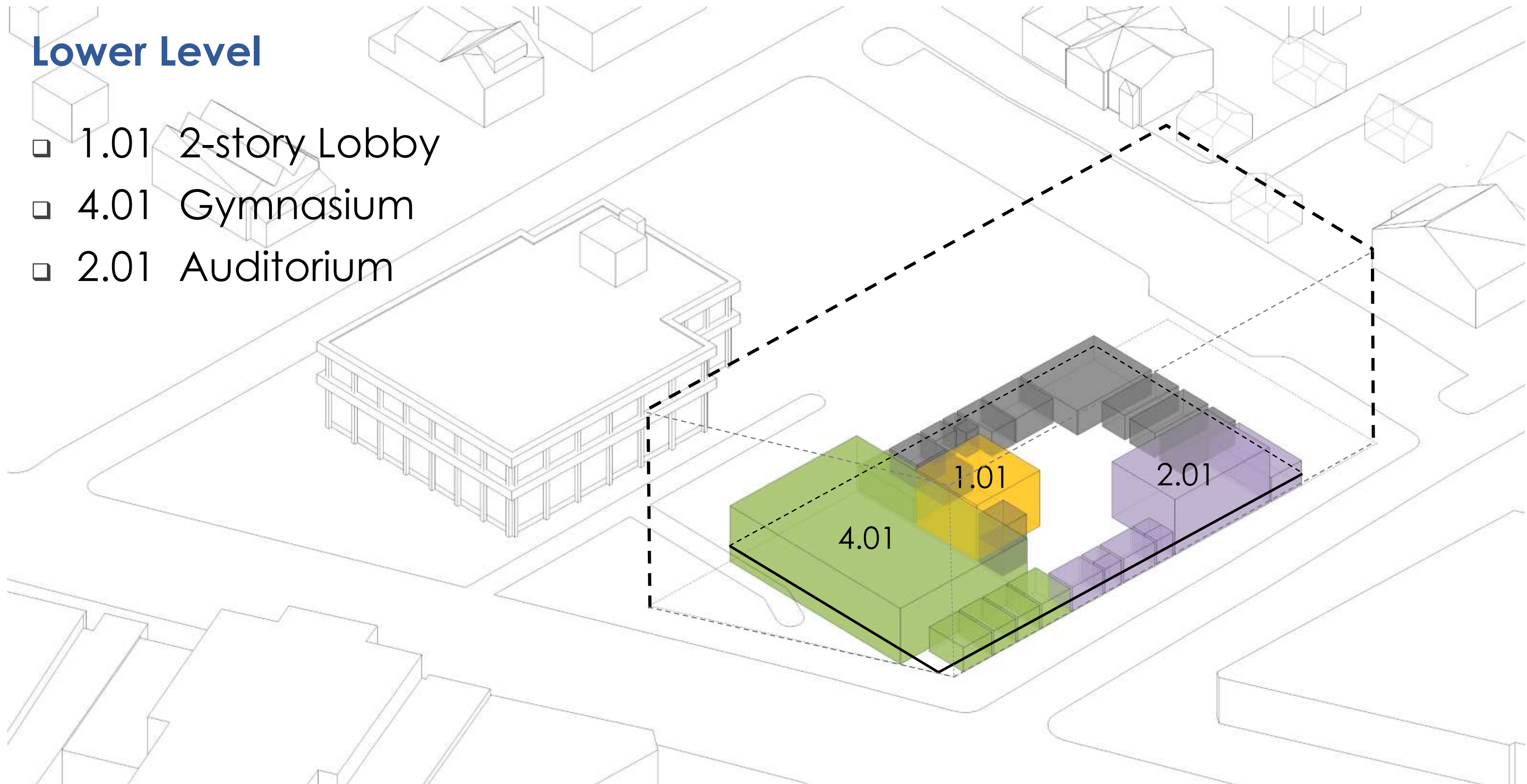
Mechanical

Gym

Concept Design – Scheme A

Lower Level

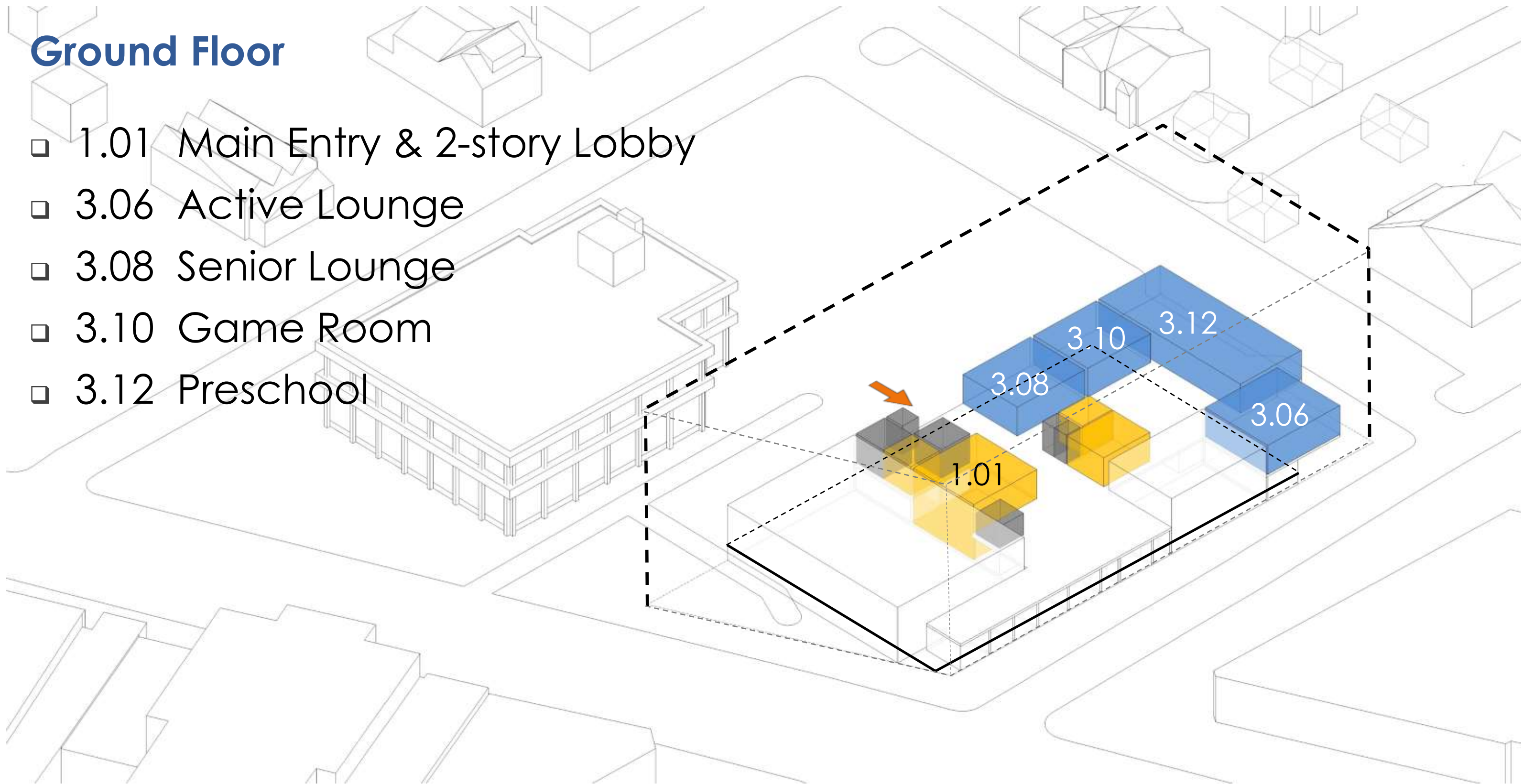
- ❑ 1.01 2-story Lobby
- ❑ 4.01 Gymnasium
- ❑ 2.01 Auditorium



Concept Design – Scheme A

Ground Floor

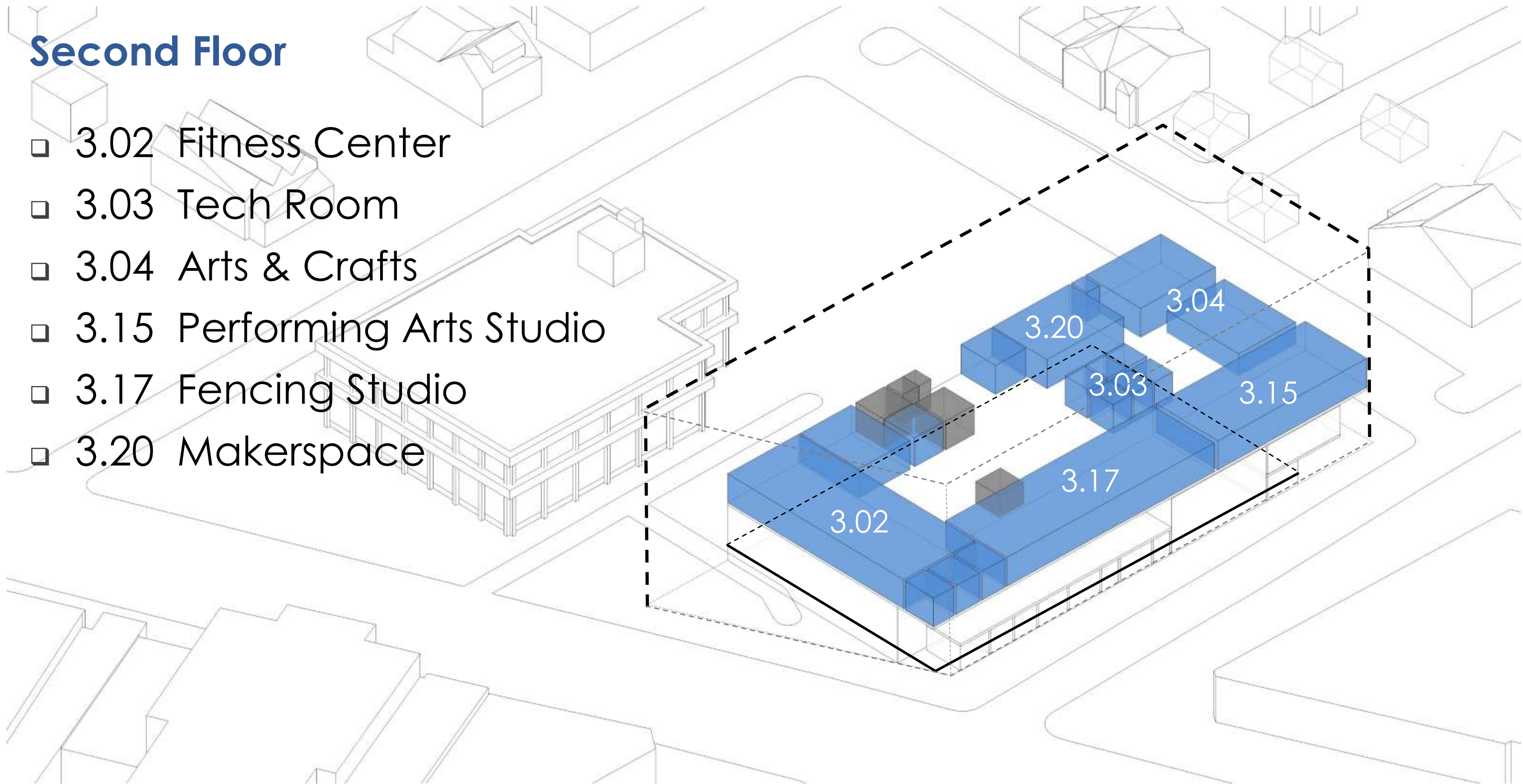
- ❑ 1.01 Main Entry & 2-story Lobby
- ❑ 3.06 Active Lounge
- ❑ 3.08 Senior Lounge
- ❑ 3.10 Game Room
- ❑ 3.12 Preschool



Concept Design – Scheme A

Second Floor

- ❑ 3.02 Fitness Center
- ❑ 3.03 Tech Room
- ❑ 3.04 Arts & Crafts
- ❑ 3.15 Performing Arts Studio
- ❑ 3.17 Fencing Studio
- ❑ 3.20 Makerspace



Meeting Spaces

Auditorium

Common Spaces

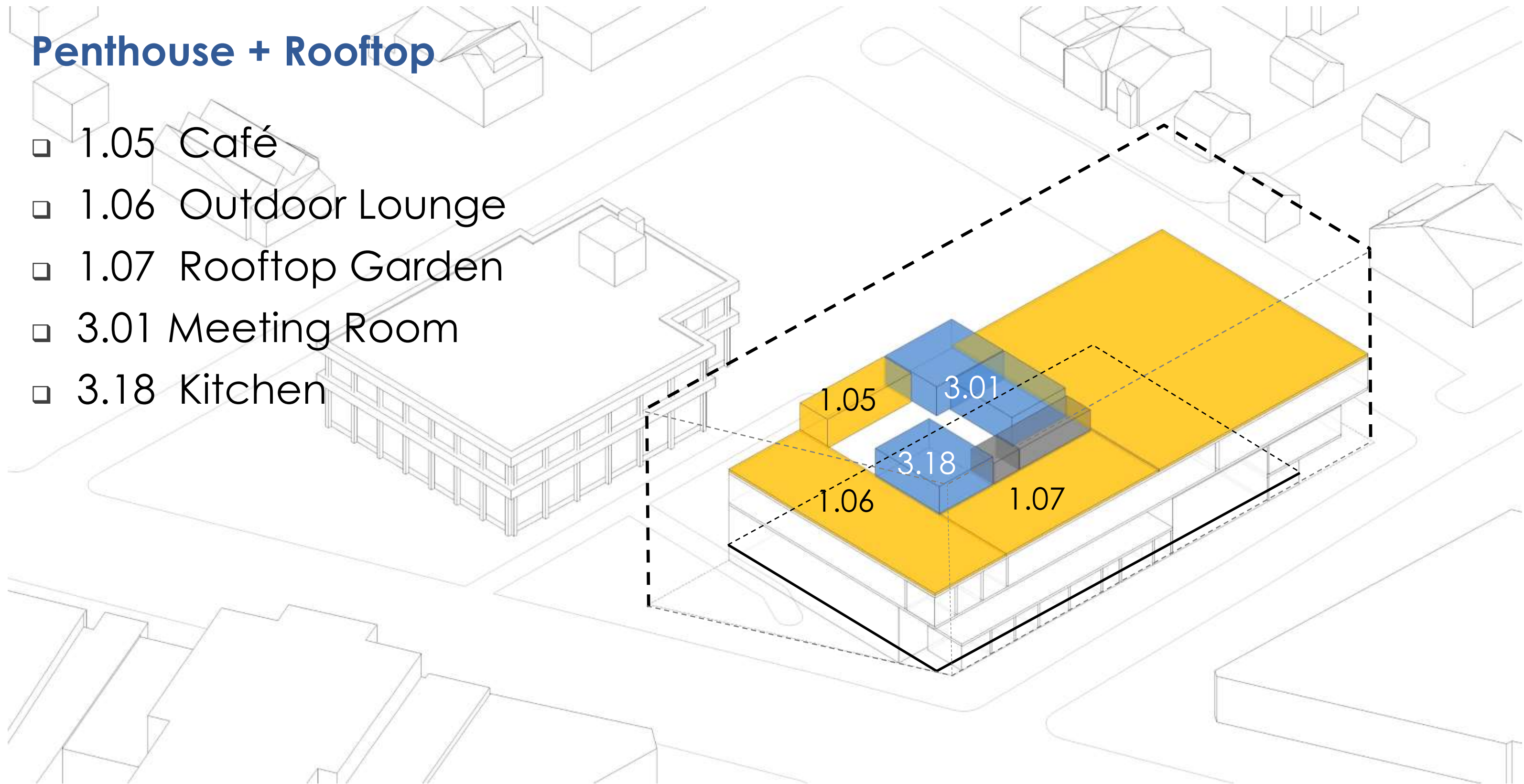
Mechanical

Gym

Concept Design – Scheme A

Penthouse + Rooftop

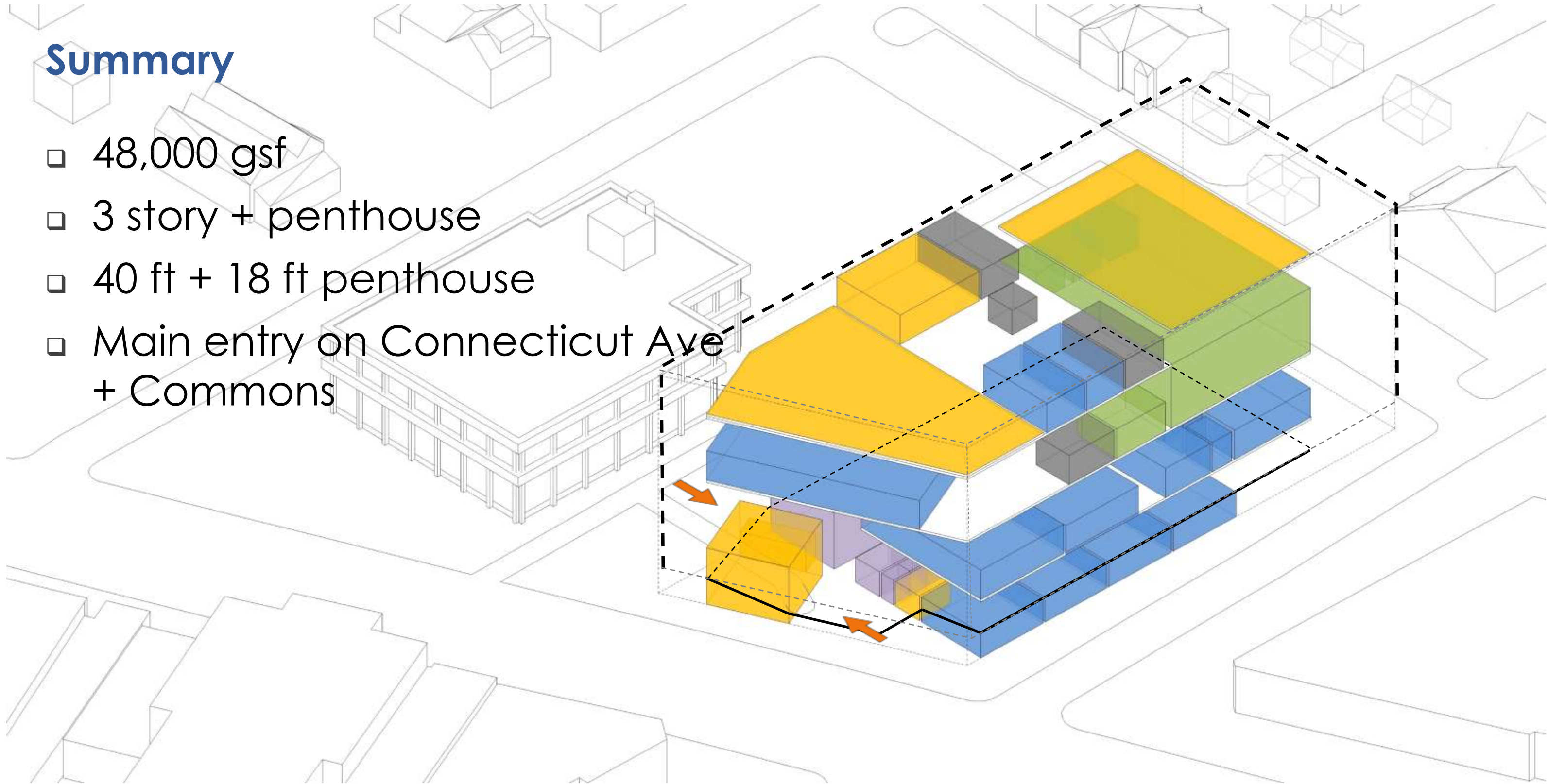
- ❑ 1.05 Café
- ❑ 1.06 Outdoor Lounge
- ❑ 1.07 Rooftop Garden
- ❑ 3.01 Meeting Room
- ❑ 3.18 Kitchen



Concept Design – Scheme B

Summary

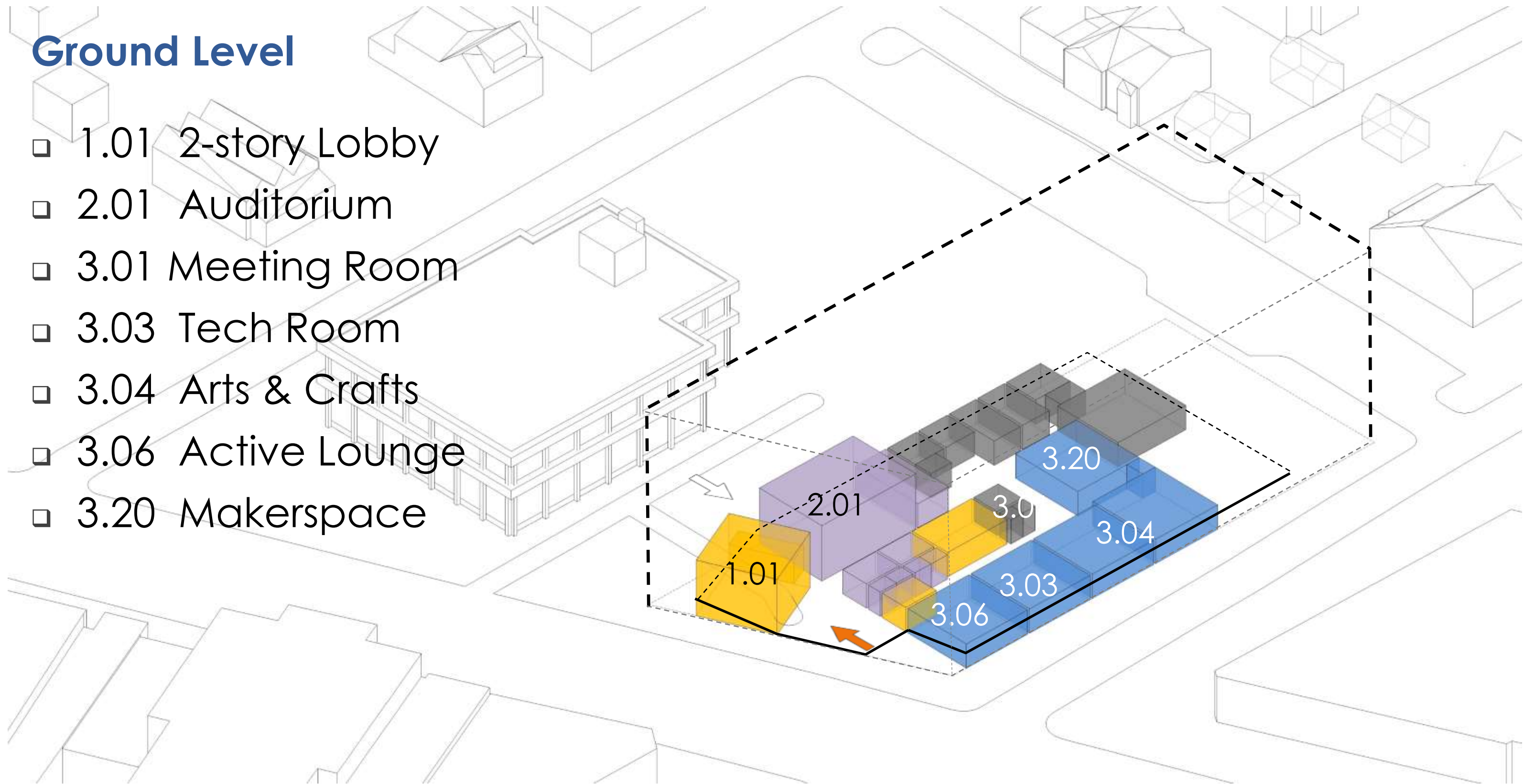
- ❑ 48,000 gsf
- ❑ 3 story + penthouse
- ❑ 40 ft + 18 ft penthouse
- ❑ Main entry on Connecticut Ave + Commons



Concept Design – Scheme B

Ground Level

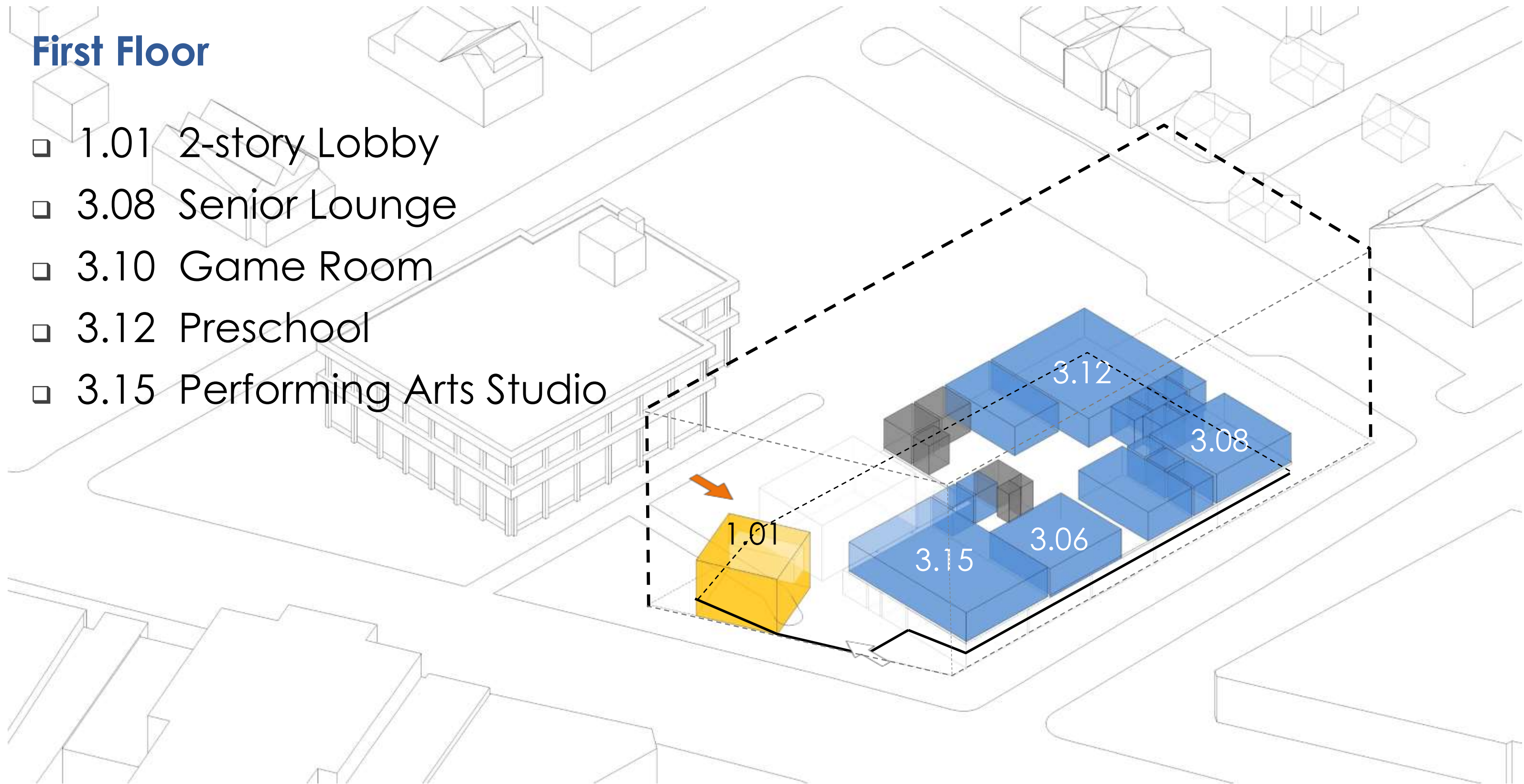
- ❑ 1.01 2-story Lobby
- ❑ 2.01 Auditorium
- ❑ 3.01 Meeting Room
- ❑ 3.03 Tech Room
- ❑ 3.04 Arts & Crafts
- ❑ 3.06 Active Lounge
- ❑ 3.20 Makerspace



Concept Design – Scheme B

First Floor

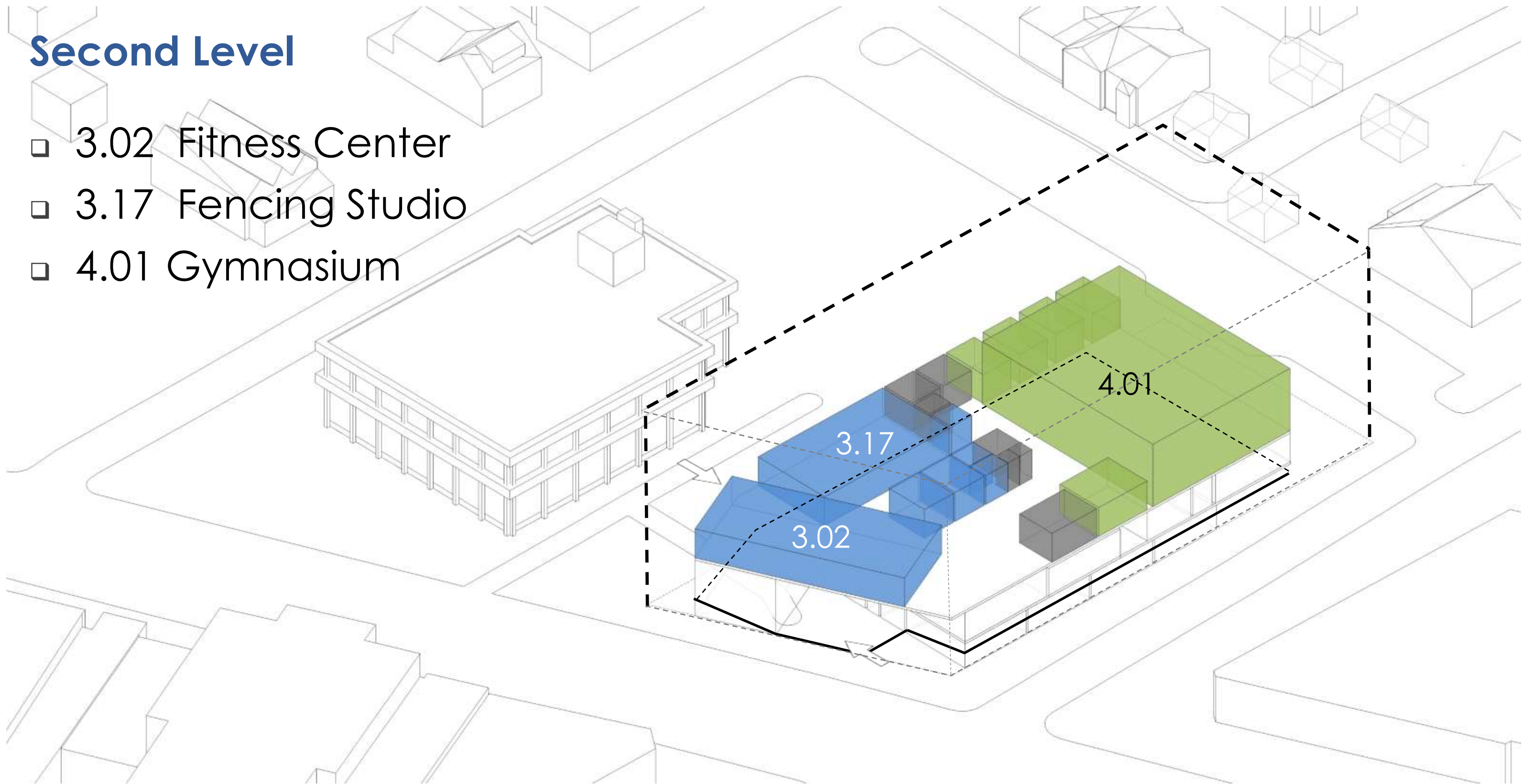
- ❑ 1.01 2-story Lobby
- ❑ 3.08 Senior Lounge
- ❑ 3.10 Game Room
- ❑ 3.12 Preschool
- ❑ 3.15 Performing Arts Studio



Concept Design – Scheme B

Second Level

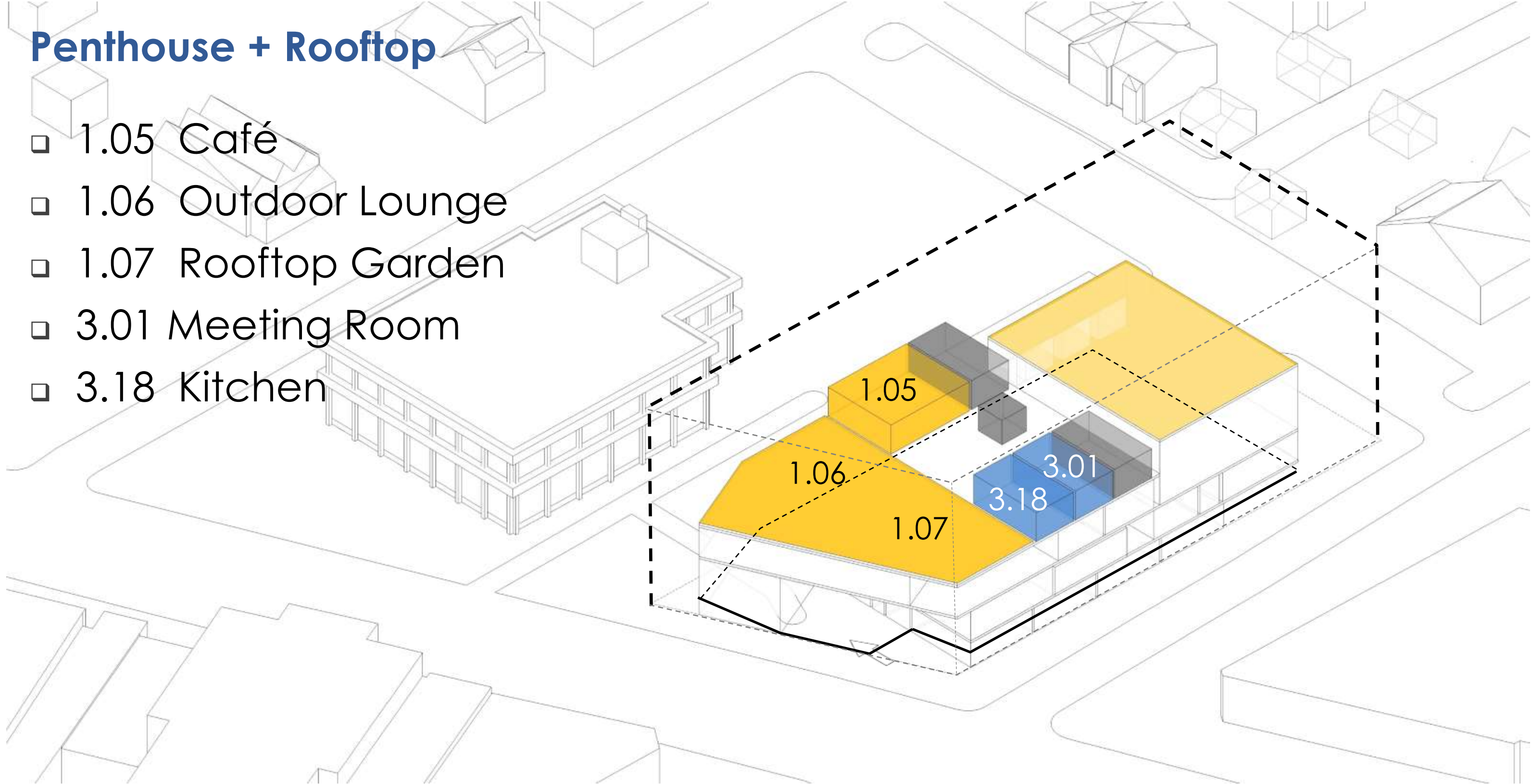
- ❑ 3.02 Fitness Center
- ❑ 3.17 Fencing Studio
- ❑ 4.01 Gymnasium



Concept Design – Scheme B

Penthouse + Rooftop

- ❑ 1.05 Café
- ❑ 1.06 Outdoor Lounge
- ❑ 1.07 Rooftop Garden
- ❑ 3.01 Meeting Room
- ❑ 3.18 Kitchen



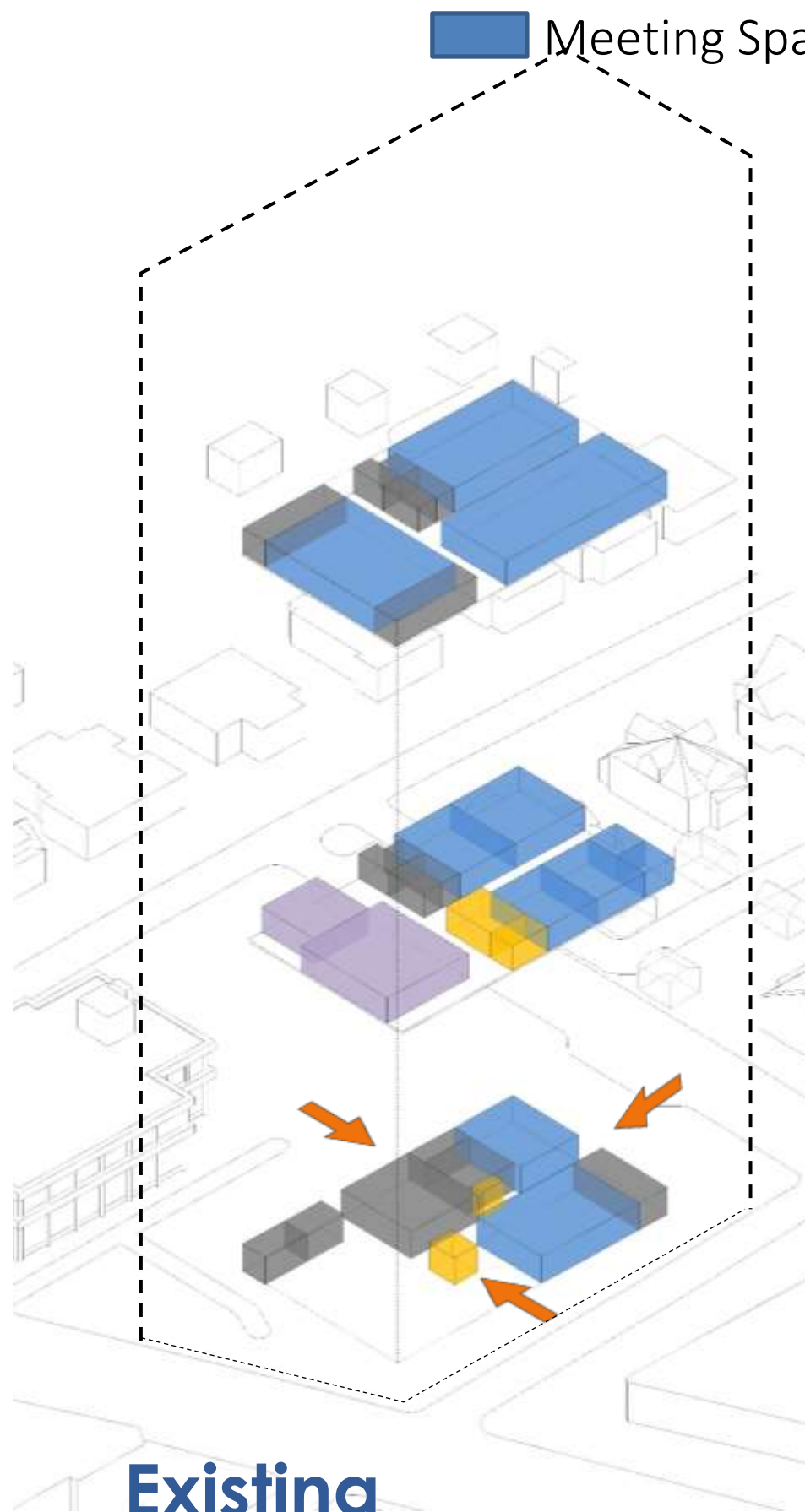
Meeting Spaces

Auditorium

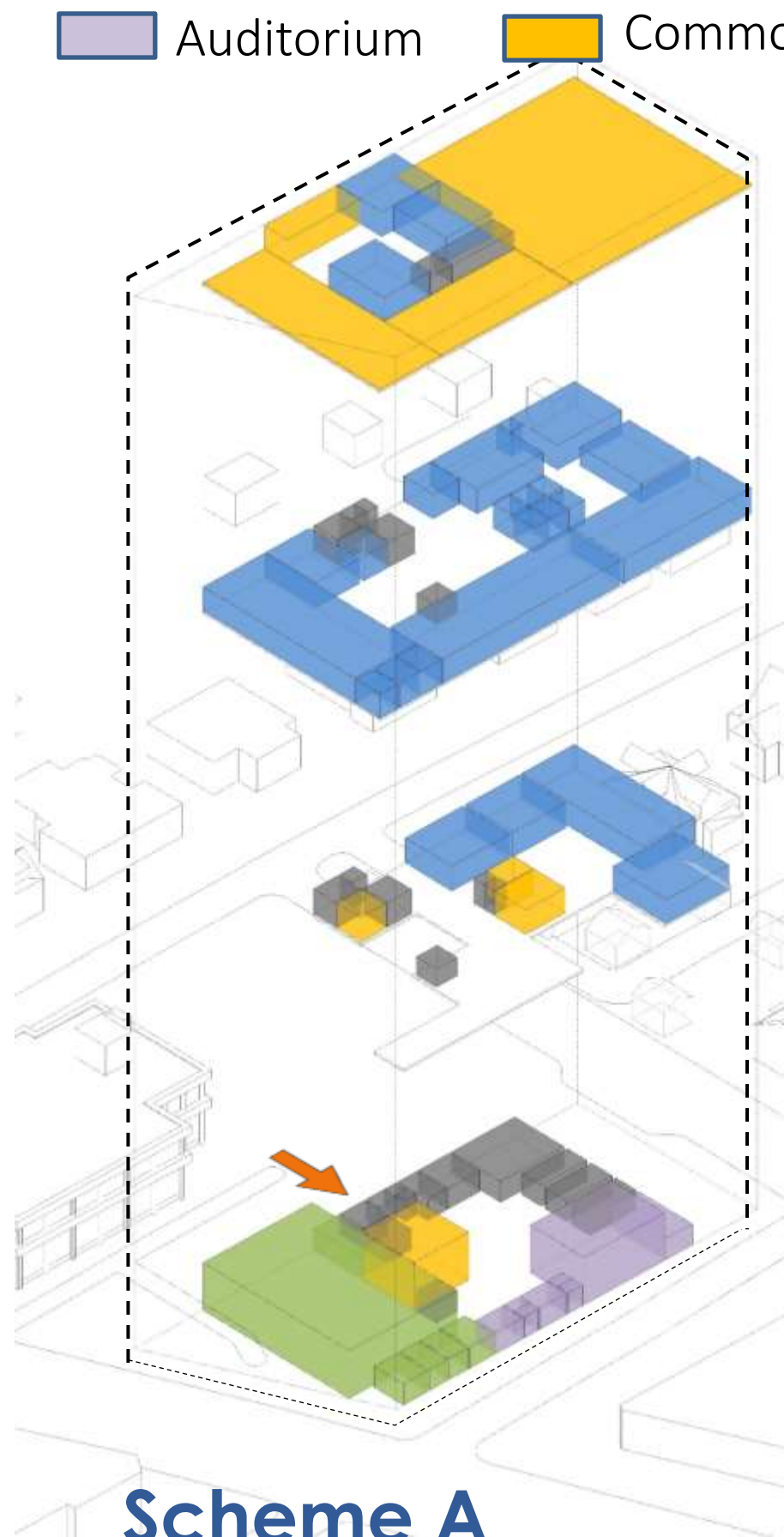
Common Spaces

Mechanical

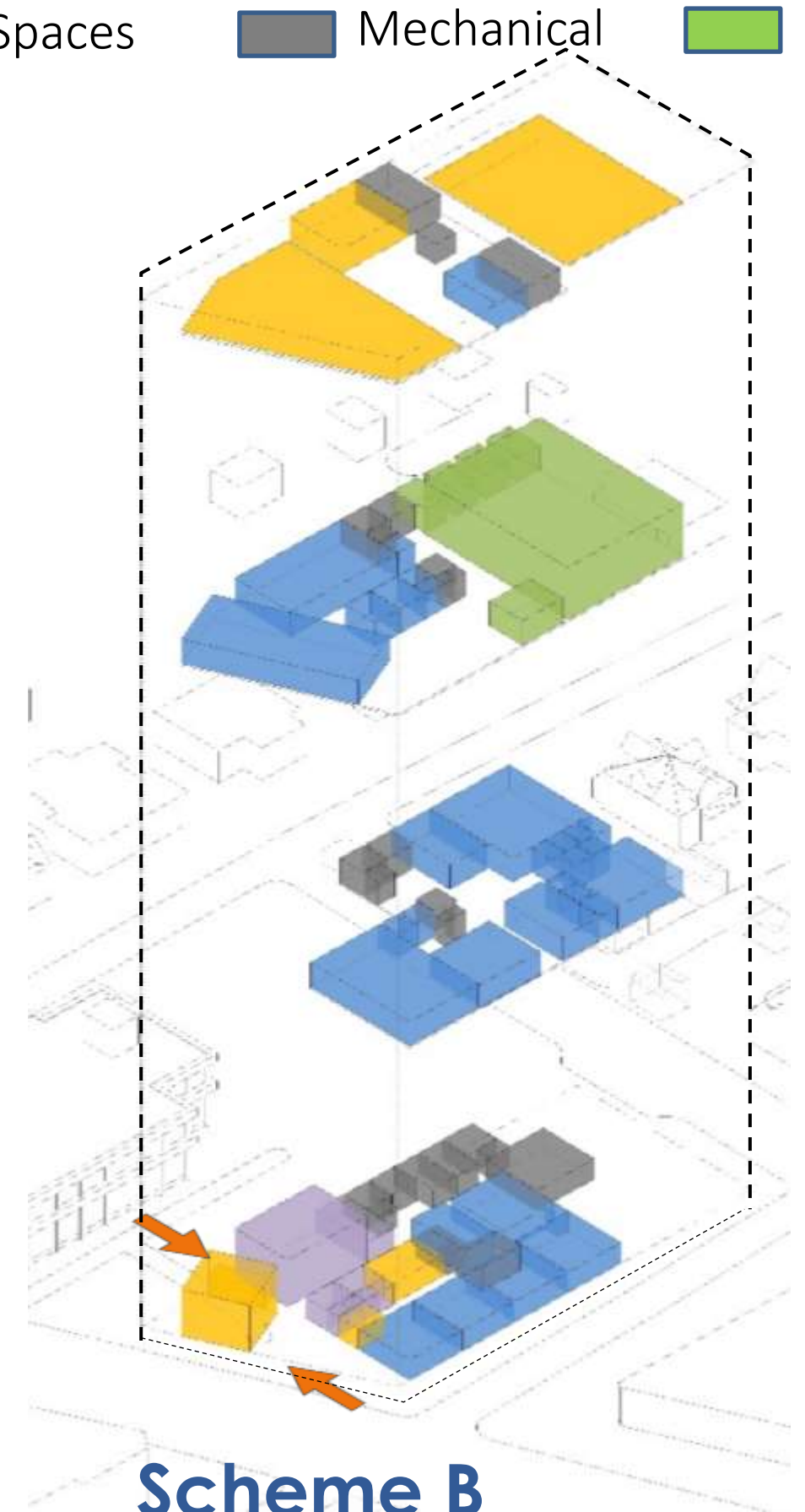
Gym



Existing



Scheme A



Scheme B

Next Steps



ZONING REGULATIONS

- ☐ FAR Limitation
- ☐ **Special Exception**
- ☐ **Map Amendment**



HISTORIC ELIGIBILITY

- ☐ DOE Reports
- ☐ **HPO Determination**



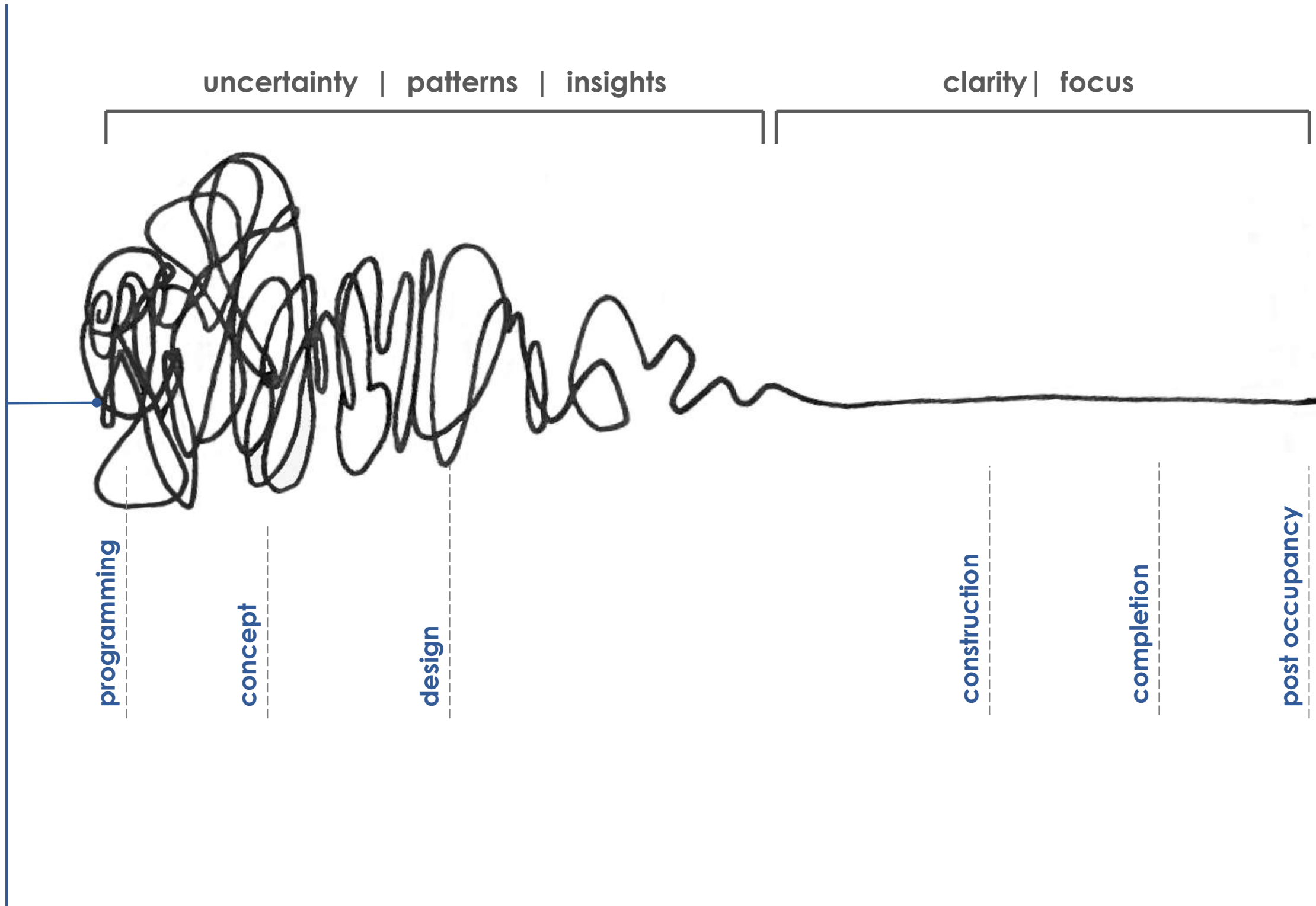
EXISTING CONDITIONS

- ☐ Lidar Scan
- ☐ Limitations of Precast Structure
- ☐ Geotech Report



PROGRAM

- ☐ Questionnaires
- ☐ Programming
- ☐ Technical Rqmts
- ☐ Blocking & Stacking
- ☐ **Concept Design**



Next Steps

1. Community Meeting

- ❑ Focus on Blocking & Stacking (2 schemes)
- ❑ Community & taskforce review & feedback (2 weeks)

2. Draft Concept Submission

- ❑ Focus on individual space needs
- ❑ Community & taskforce review & feedback (2 weeks)
- ❑ Program managers: please confirm Rec Spec

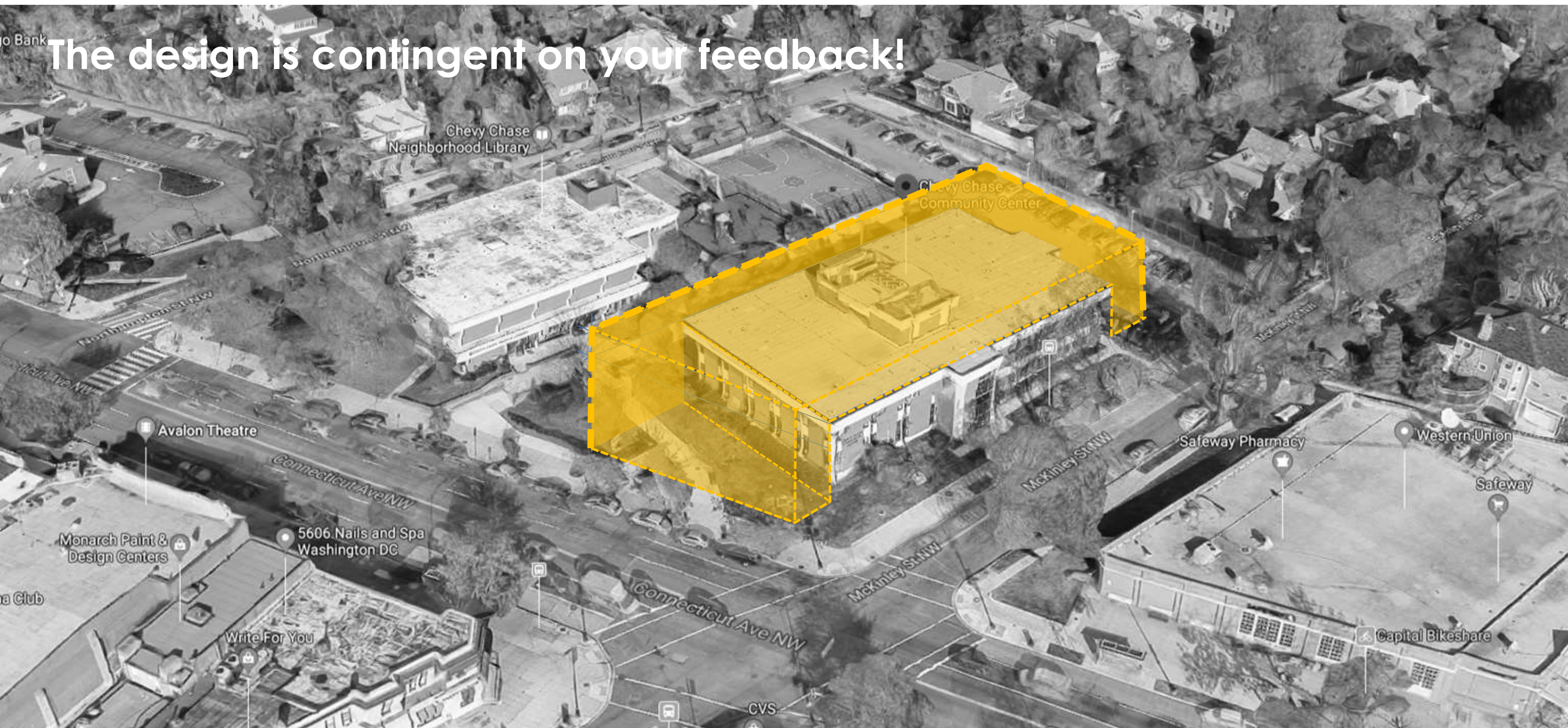
3. BELL to develop Master Plan

- ❑ Concept design
- ❑ Materials
- ❑ Concept budget

4. Next community meeting February (Date TBD)

- ❑ Present Master Plan

Q&A Discussion



Points of Contact

Department of General Services

John Stokes, Associate Director - External Affairs

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Department of Parks and Recreation

Brent Sisco, Landscape Architect

brent.sisco@dc.gov

Project Website

<https://dgs.dc.gov/page/chevy-chase-community-center-0>