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
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
Desired feedback for tonight:
- Locations of spaces?
- Activities / spaces visible to public?
- Visitor arrival experience?
- Which design scheme makes the most sense?
Not a straight line, but regardless all four challenges will need to be addressed.
**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)

EXISTING CONDITIONS
Physical constraints

- Lidar Scan
- Limitations of Precast Structure
- Geotech Report

HISTORIC ELIGIBILITY
Evidence based process

- Documentation of Site
- HPO Determination

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

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uncertainty | patterns | insights

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clarity | focus

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programming | concept | design | construction | completion | post occupancy
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
  - Total 44,497 gsf
- FAR 48,171 gsf
- 3,600 sf of increase allowed
## ZONING

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

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**Regulations**

- **Project Challenges**
  - Regulations
Historic Eligibility

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

DPR Stakeholder Questionnaires

Development of ‘Rec Spec’
### ANC Report Findings:

<table>
<thead>
<tr>
<th>Program Area</th>
<th>Net Area</th>
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<tbody>
<tr>
<td>Administration / Common</td>
<td>2,330 sf</td>
</tr>
<tr>
<td>Auditorium</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>Gymnasium</td>
<td>7,200 sf</td>
</tr>
<tr>
<td>Classrooms / Meeting Rooms</td>
<td>17,400 sf</td>
</tr>
<tr>
<td>Support Facilities</td>
<td>1,720 sf</td>
</tr>
<tr>
<td><strong>Total Net Program</strong></td>
<td><strong>32,550 sf</strong></td>
</tr>
</tbody>
</table>

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’
Chevy Chase Community Center

Concept Design

- Basketball
- Avalon Theater
- Parking: 26 spaces, 2 ADA
- Playground
- Commons
- Waste

Northampton Street NW
McKinley Street NW
Concord Street NW
Connecticut Avenue NW

Chevy Chase Community Center
Concept Design

Chevy Chase Community Center
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.
Program Goals:
- Single point of entry
- Engage urban context
- Shared spaces

Form dependent on three key spaces:
- Main Entry / Lobby
- Gymnasium
- Auditorium
Concept Design

Existing Community Center

- 32,734 gsf
- 2 story + cellar + penthouse
- 32 ft (+/-)
Concept Design – Scheme A

Summary

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

- 1.05 Café
- 1.06 Outdoor Lounge
- 1.07 Rooftop Garden
- 3.01 Meeting Room
- 3.18 Kitchen
Chevy Chase Community Center

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
First Floor

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

- 3.02 Fitness Center
- 3.17 Fencing Studio
- 4.01 Gymnasium
Penthouse + Rooftop

- 1.05 Café
- 1.06 Outdoor Lounge
- 1.07 Rooftop Garden
- 3.01 Meeting Room
- 3.18 Kitchen
Chevy Chase Community Center

Concept Design – Scheme B

- 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
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**PROGRAM**
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programm | concept | design | construction | completion | post occupancy
---|---|---|---|---|---
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
The design is contingent on your feedback!
Points of Contact

**Department of General Services**
John Stokes, Associate Director - External Affairs
[john.stokes@dc.gov](mailto:john.stokes@dc.gov)

**Department of Parks and Recreation**
Brent Sisco, Landscape Architect
[brent.sisco@dc.gov](mailto:brent.sisco@dc.gov)

**Project Website**