

# **Chevy Chase Civic Core Design Concepts**

**Companion Document to the Civic Core Design  
Concepts Survey**

**Prepared by  
Chevy Chase Advisory Neighborhood Commission 3/4G**

# Introduction

The following is a condensed comparison of the eight design concepts for the redevelopment of the Chevy Chase Civic Core (site of the Chevy Chase Library and Community Center, *aka* Chevy Chase Commons).

Four-five images from each concept are reproduced with key data points culled from presentations at the website of the DC Office of the Deputy Mayor for Planning and Economic Development and the March 29 public meeting. Images and data vary slightly, as the specific information the bidders have provided is not always comparable.

The four areas covered for each proposal are:

Slide #1: housing, parking, sustainability\*

Slide #2: open space and outdoor amenities

Slide #3: library and community center

Slide #4: height, step-downs, setbacks

\* The District's RFP (request for proposals) required that all bids meet a certain level of sustainability. This presentation identifies sustainability elements, as identified by the bidders, that go beyond the requirements in the RFP.



## Reference Points

### **Civic Core** (*aka* Chevy Chase Commons)

- Comprises the Chevy Chase Library and Community Center
- Located at 5601 and 5625 Connecticut Avenue NW
- Total square footage: 73,390 sq. ft. or 1.7 acres.
- Current lot coverage: 40%; new zoning limit: 60%
- Current on-site surface parking spaces: 30
- Current height limit: 55'; new zoning limit: 80'

### **Existing Library**

- Built in 1968
- Height: 38'
- Square footage: ~24,000

### **Existing Community Center**

- Built in 1968
- Height: 38' at perimeter; ~50' at top of recessed mechanical penthouse
- Square footage: ~32,500

**Bid #1**  
**True Ground Housing**  
**Partners**

Cunningham & Quill, architects

**Housing:**

All ages  
113 units  
24 1BR, 49 2BR, 40 3BR  
282-484 potential occupants  
100% affordable  
30-60% AMI\*  
Resident social services on site

**Parking:**

62 spaces:  
30 for library/community center  
32 for residents  
75 residences w/o parking  
Access from McKinley St.



\*AMI is area median income and represents the midpoint of a region's income distribution. In 2025, in the DC area, AMI for a family of four is \$163,900. Income levels for affordable housing are reflected as a percentage of AMI (e.g., 30% AMI = \$49,170).



Lot coverage: 60%. Green space is primarily rooftop other than heritage tree area.  
Some rooftop areas have public access; others are for residents only.  
A playground and a multi-purpose sports court are on the east side.



Library (24,446 sq. ft.) and community center (26,422 sq. ft.) are integrated into housing on two separate first-floor and basement areas.



Height: 65' + mechanical penthouse

There are no step-downs, but there is a significant set-back at the NE corner and on the north side.  
Walkways under the building lead to exterior amenities to the east and rear of the site.

**Bid #2**  
**Banneker Communities, H&H**  
**Realty Group**

Perkins & Will, architects

**Housing:**

All seniors  
141 units  
47 studio, 47 1BR, 47 2BR  
196-343 potential occupants  
30% affordable @ 30-50% AMI; 70%  
“blended workforce and market rate”  
“Active adult” community

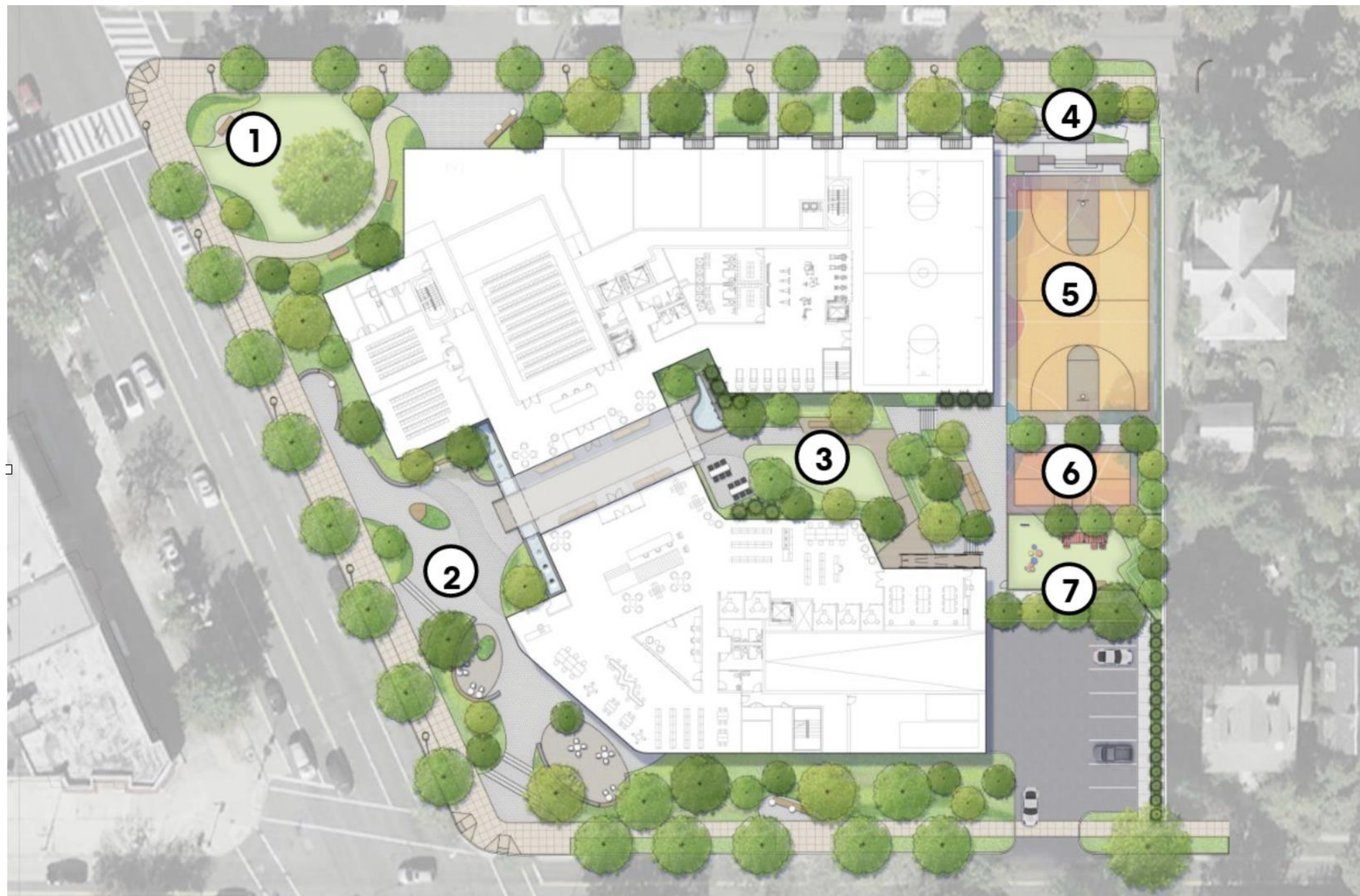
**Parking:**

68 spaces:  
10 above ground, 58 below  
34 spaces for library/community center  
34 spaces for residents  
107 residences w/o parking  
Access from McKinley

**Sustainability beyond RFP:**

LEED Gold  
Net Zero for library/community center





Lot coverage: 54%. A tunnel leads to an interior garden court. There is a small park around the heritage tree at the NW corner. A playground, separate basketball and pickleball courts, and surface parking lie along the east property line.



Library and community center (combined 52,000 sq. ft.) are integrated into housing on two separate, two-floor areas. There is an indoor basketball court and indoor auditorium with stage.



**Heritage Park**

Corner of Connecticut Avenue and McKinley Street NW

Height: 65' + mechanical penthouse

This view is from the corner of Northampton St. and Connecticut Avenue.

Some step-downs are on the east side.

## Bid #3

### The Community Builders, Menkiti Group

Perkins Eastman/Kimley Horn,  
architects

#### Housing:

(Target audience not specified)

120 units

36 1BR, 60 2BR, 24 3BR

252-456 potential occupants

100% affordable

30 units @ 30% AMI

6 units @ 40% AMI

54 units @ 50% AMI

30 units @ 70% AMI

Some social services

#### Parking:

70 spaces:

19 above ground, 51 below

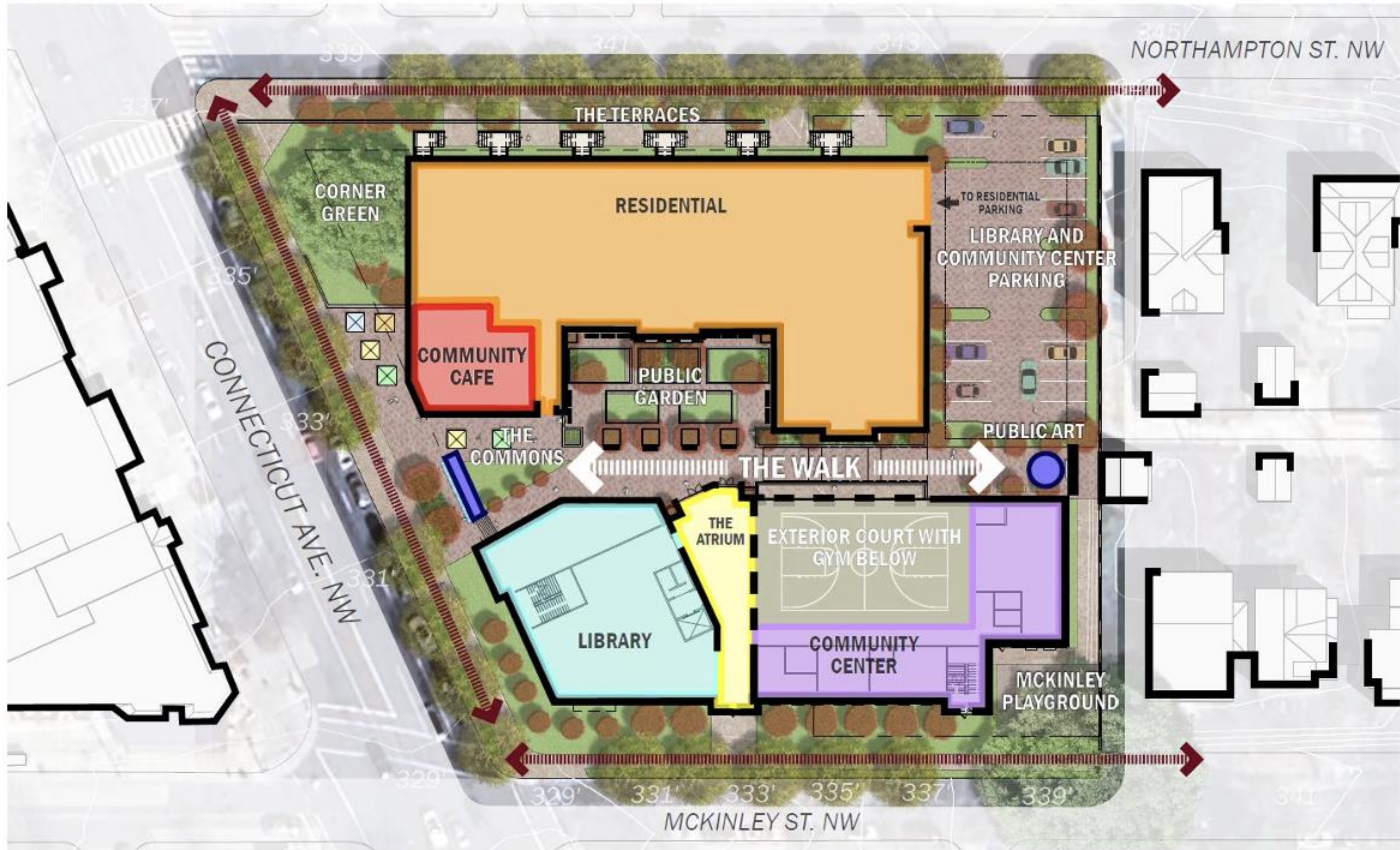
19 for library/community center

50 for residents/staff

69 residences w/o parking

Access from Northampton St.





Lot coverage: 60%. Public garden is in the courtyard of the residential building. Corner green lies around heritage tree. The community center building contains a sports court. A playground is on the SE corner of the site.



Library (17,000 sq. ft.) and community center (26,000 sq. ft.) are in a separate (from residential), freestanding building with shared atrium. The library and community center would be built first while existing library remained open. There is a full-sized gym indoors.



Height: 65' + occupied penthouse for the residential building and 40' for the separate library/community center building.  
There is a modest setback/stepdown on Northampton St. with individual townhouse-style entrances.  
Café (2,000 sq. ft.) would be operated by DC Central Kitchen.

## Bid #4

### EastBanc/ Victory Housing

MVRDV (Rotterdam), Core  
Architect & Design, architects

#### Housing:

All seniors

139 units

131 1BR, 8 2BR

145-290 potential occupants

100% affordable

14 units @ 30% AMI

125 units @ 50% AMI

#### Parking:

76 spaces below ground

Shared use by time of day

63 residences w/o parking

#### Unique sustainability feature:

Adaptive re-use of existing  
library structure



Public Green



Central courtyard looking West



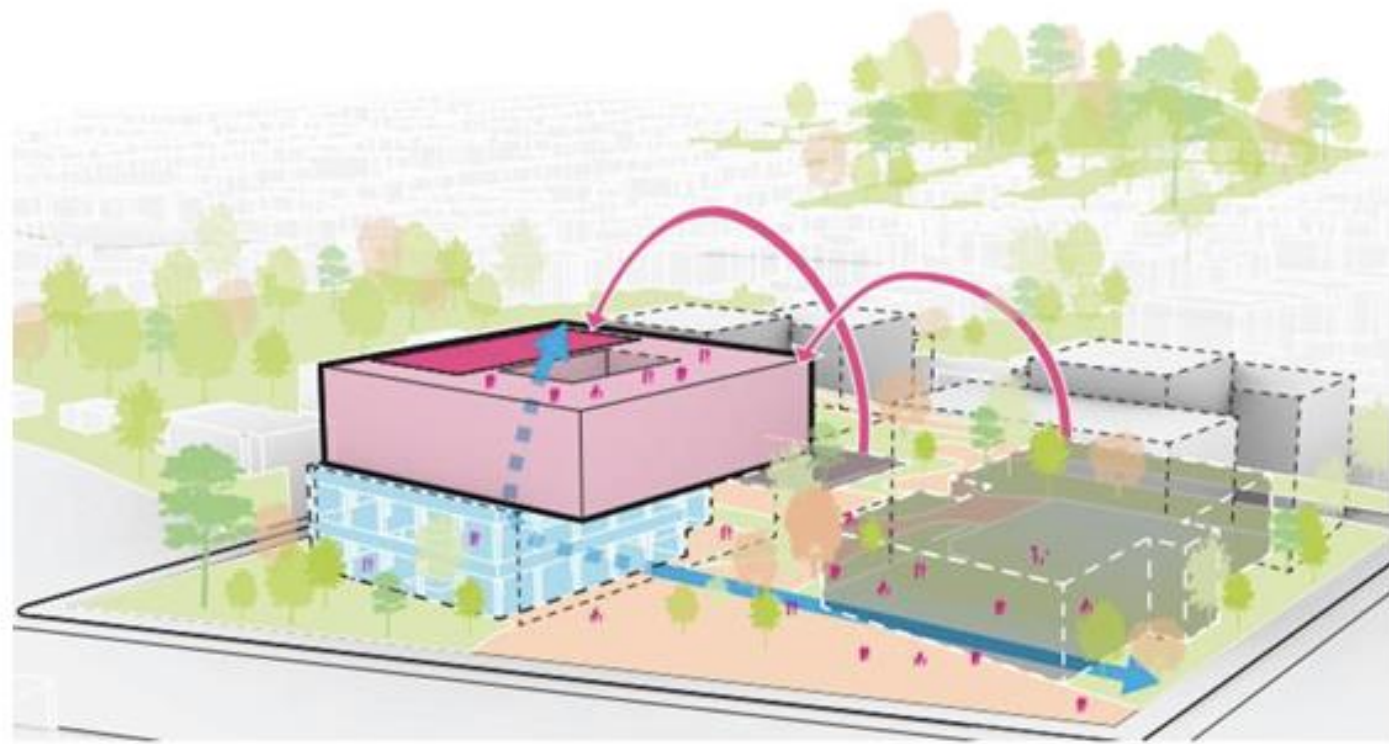
Connecticut & McKinley view



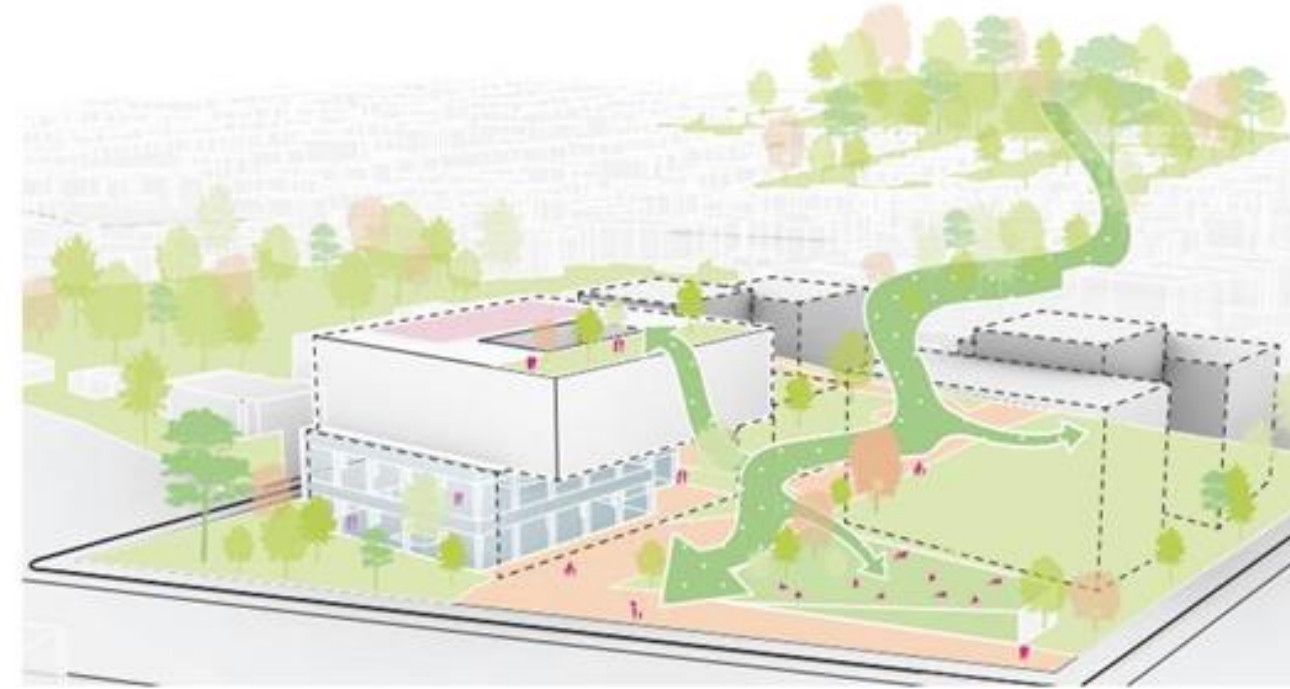
Central courtyard looking North



Lot coverage: 55%. A garden passageway runs among buildings.  
There is green space on the roof of the café at SW corner and multi-purpose ball court on the roof of the library/community center.



Maximize public space by re-locating the Community Center and sport court



Public Space with a natural character, as an extension Rock Creek



Mixed-use: co-located Library and Community Center



Public space and landscape activation

Library (23,696 sq. ft.) and community center (22,743 sq. ft.) are co-located in a separate building.  
There is an indoor auditorium.



West elevation



East elevation

Height varies: 65' + for library/community center; stepped-down 60' to 35' + mechanical penthouse for two separate residential buildings, with lower height at NE corner near current residences.  
There is retail space (1600 sq. ft.) on the SW corner.

## Bid #5

### Gilbane/Cubed Partners

Michael Graves (firm), architect

#### Housing:

All ages

191 units

(Number of potential occupants not available)

~80 senior, 111 non-senior units

100% affordable

Up to 80% AMI

#### Parking:

84 underground spaces

24 spaces for library/community center

60 for residents

131 residences w/o parking

Access from Northampton St. through back alley





Lot coverage 60%. Other than area around the heritage tree at the NW corner, green space is largely on rooftops.

# Visual Representation



Library (20,000 sq. ft.) and community center (18,000 sq ft.) are co-located in one arm of a residential building. The library is configured on five full/partial levels with a café and some outside access. The community center appears below grade. A basketball court (half-court) is located indoors.

## Visual Representation



Height: 65' + occupied penthouse  
A portion of the public residential alley is used for service entrance.

**Bid #6:  
Lincoln-Westmoreland  
Housing**

Shalom Baranes, architect

**Housing:**

(Target audience not specified)

183 units

12 studio, 69 1BR, 43 2BR, 59 3BR

403-676 potential occupants

100% affordable

30-80% AMI

**Parking:**

93 underground spaces

20 spaces for library/community center

76 for residents

107 residences w/o parking

Entrance on Northampton,  
exit on McKinley

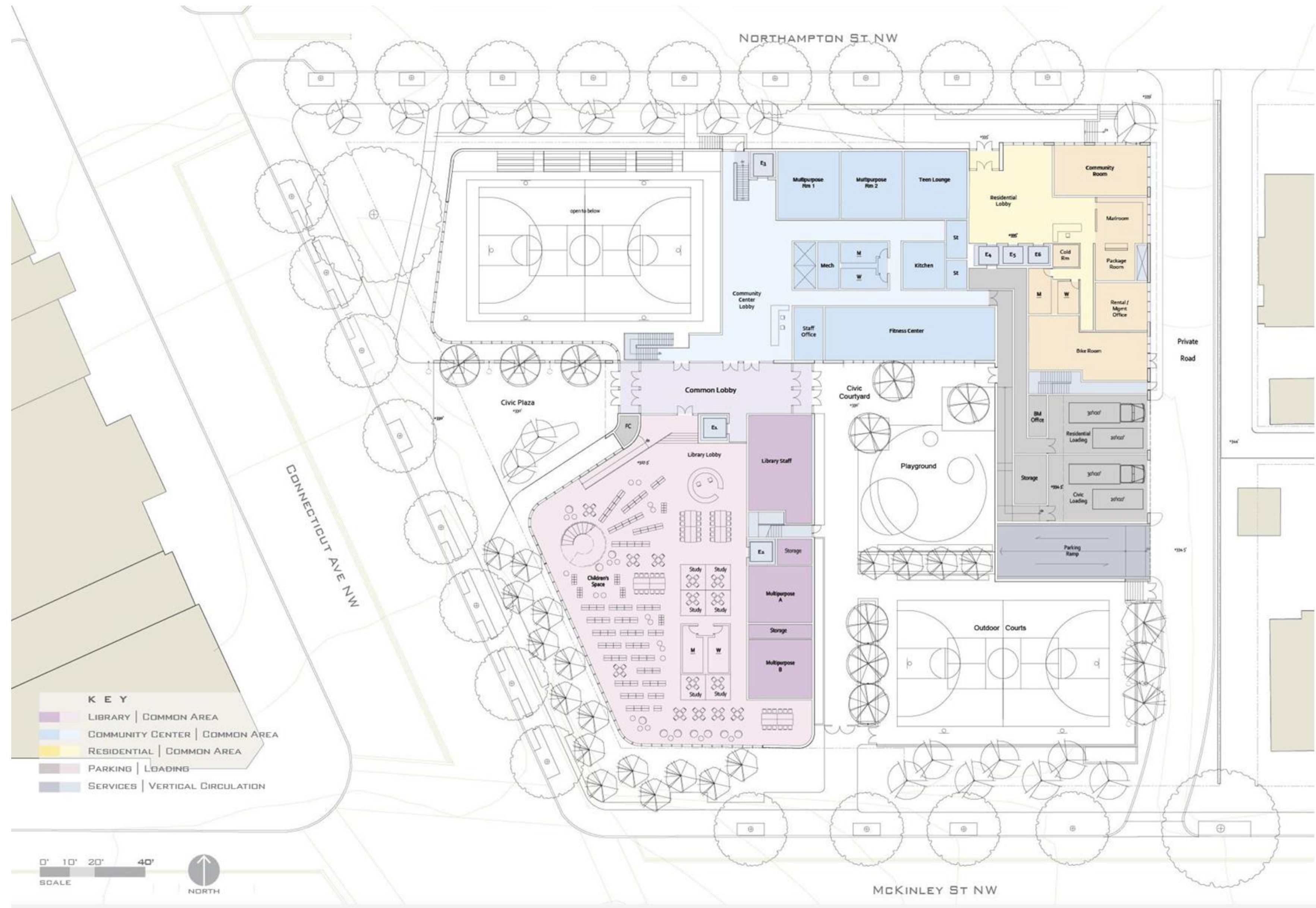
**Sustainability beyond RFP:**

LEED Platinum library & community  
center





Lot coverage: 60%. There is green space around the heritage tree at the NW corner only. A playground and multi-purpose sports court are located in the SE corner near existing residences.



Library (22,700 sq. ft.) and community center (25,300 sq. ft.) are integrated with the residential building. There are indoor and outdoor basketball courts.



Height: 65' + mechanical penthouse  
No step-downs.

**Bid #7**

**Rift Valley Partners,  
GCS/Sigal**

Studios architect

**Housing:**

(Target audience not specified)

206 units

mixture of sizes

(Number of potential occupants  
not available)

1/3 @30-50% AMI

1/3 @ 80% AMI

1/3 @ market rate

**Parking:**

147 spaces

30 for library/community center

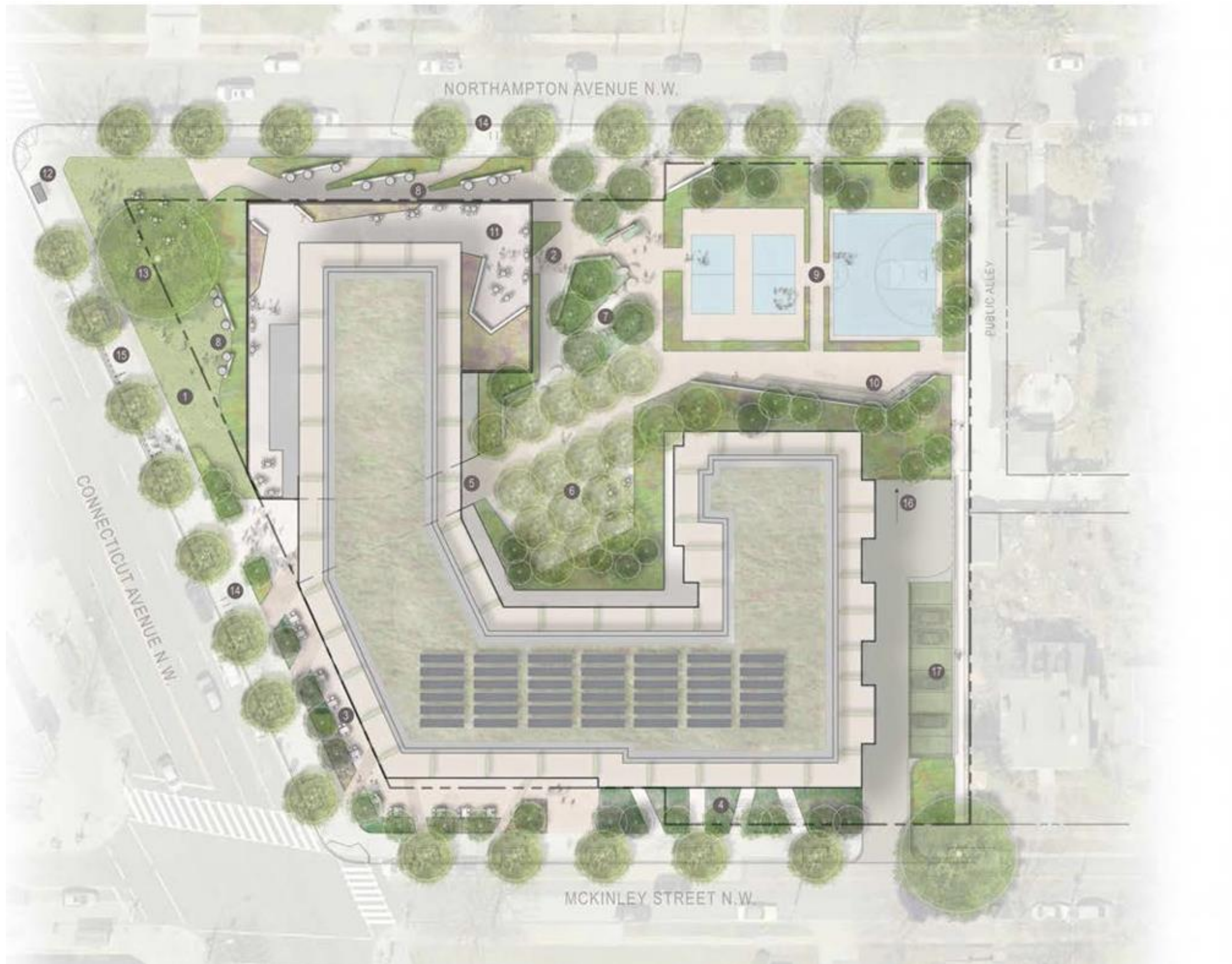
109 for residents

8 for retail

135 residences w/o parking

Access from McKinley St.





1. Oak Lawn & Native Plant Garden
2. Library Entrance
3. Retail / Cafe
4. Residential Gardens
5. Park Entry Passageway
6. Bosque Terrace
7. Play Park and Plaza
8. Reading Nooks
9. Flexible Sports / Event Courts
10. Amphitheater
11. Terrace & Outdoor Classroom
12. Bus Stop
13. Heritage Tree
14. Bike Racks
15. Capital Bikeshare
16. Underground Parking Entry
17. Permeable Paved Parking

Lot coverage: 50%. There is an interior courtyard of trees in boxes with grassy perimeter and green area around heritage tree. There are rooftop terraces, a playground, basketball court (half-court), and two separate pickleball courts in the NE corner.



Library (21,000 sq. ft.) and Community Center (23,000 sq. ft.) are both integrated into housing.  
This view is from Northampton. Entrances are from Connecticut and off Northampton St.

# Balanced Approach



Height: 65' + occupied penthouse. There are modest set-backs on McKinley St.  
Sports facilities on Northampton create a buffer to single-family houses.  
Retail (8,000 sq. ft.) is located on the SW corner.

**Bidder #8**  
**Urban Atlantic, CSG Urban**  
**Partners**

**Housing:**

All ages

156 units: 116 1BR, 32 2BR, 8 3BR

212-408 potential occupants

33 @ 30% AMI

106 @ 50% AMI

17 @ 100% AMI

Two residential buildings:

one for seniors, one for all others;

76 senior units (all 1 BR), 80 non-  
senior (40 1BR, 32 2BR, 8 3BR)

**Parking:**

70 underground spaces

20 spaces for library/community  
center

50 for residents

106 residences w/o parking

Access from McKinley

On-site service coordinators

**Sustainability beyond RFP:**

LEED Platinum & EGC+

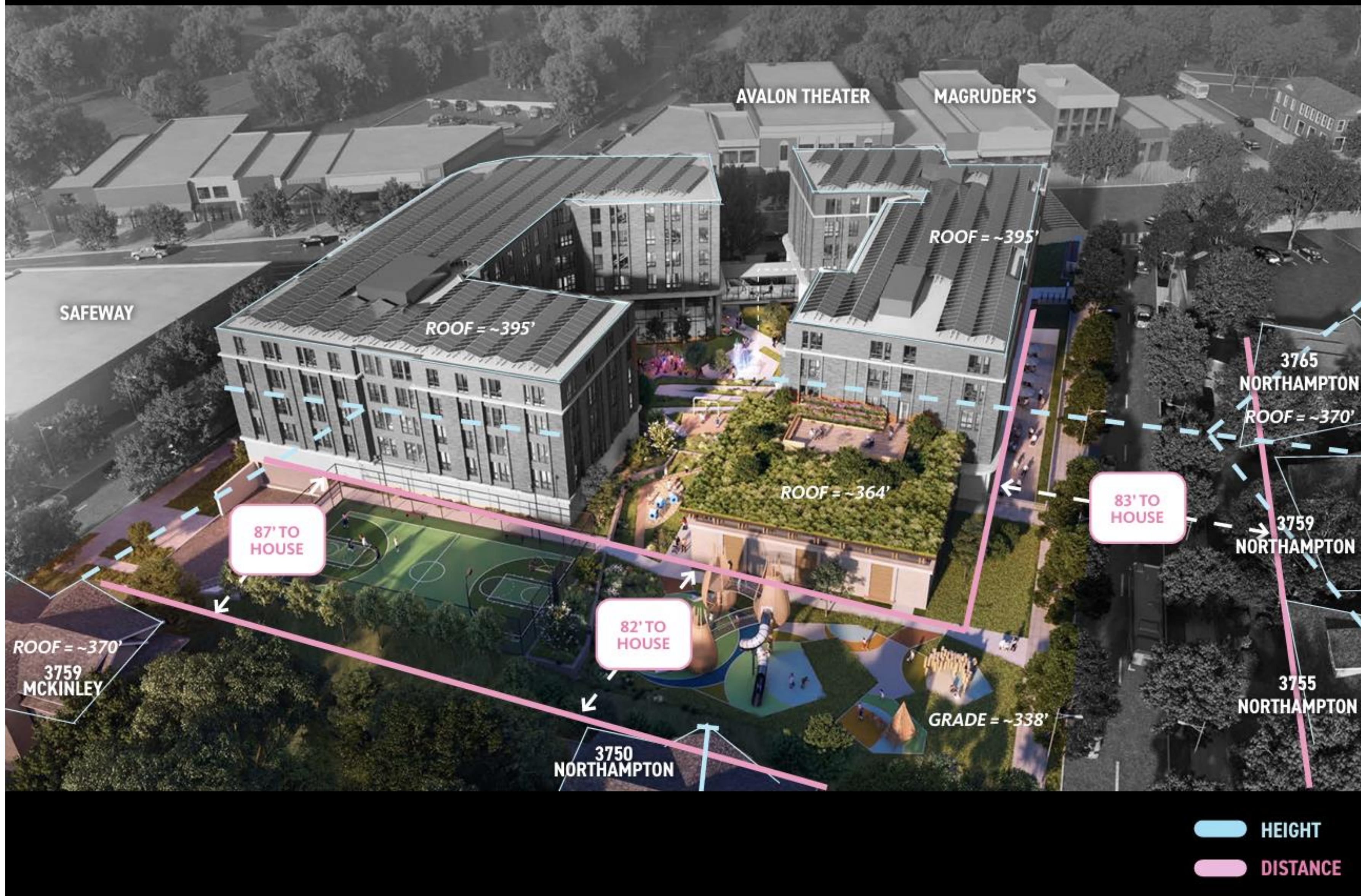




Lot coverage is unknown. There is an interior courtyard with splash park and reading garden. A large playground as well as multi-purpose sports court are located along the east side of the property.



Library (23,000 sq. ft.) and community center (22,000 sq. ft.) are integrated into housing, but in separate buildings. Community Center is in the senior building; the library is in the “family building.” There is a semi-detached auditorium/event space.



Height: 60'. No penthouse (see next slide). There's a step-down at the NE corner with a low-rise auditorium. Near current residences on the east side there is a broad set-back with a playground and sports court. The library shows a retail café (900 sq. ft.).



The lowered central courtyard allows for a slightly shorter overall height (60').