

Chevy Chase Civic Core Design Concepts - From [presentations on DMPED website](#) and March 29 event.

Bid#1 APAH: True Ground: Cunningham & Quill Architects

Housing: 113 units: 24 1BR, 49 2BR, 40 3BR

100% affordable @30-60% AMI. All ages

Parking: 62 spaces:30 for L/CC, 32 for residents

Access from McKinley.

Resident services on site.

Sustainability: Green roofs

Lot coverage 60%. Green space primarily rooftop other than heritage tree

area. Some rooftop areas have public access, others are for residents only.

Playground, one basketball/pickleball multi-purpose court along east.

Library: 24,461 sq. ft. Community Center: 26,423 sq. ft. L & CC integrated into housing, in 2 separate 1st floor and basement areas.

Height: 65' + PH. No step-downs, but project has significant set-back on east, modest set-back on north. You walk under the building to enter some of the exterior amenities to the east or rear of the site.



Bid#2 BCHH: CC Development Partners: GTM/Perkins & Will

Housing: 141 units: 47 studio, 47 1BR, 47 2BR

30% affordable @ 30-100% AMI, 70% market rate

100% seniors: Minimal services - "active adult" community

Parking: 68 spaces: 10 above ground, 58 below

34 spaces for L/CC, 34 spaces for residents

Access from McKinley.

Sustainability: LEED Gold, Net Zero for L/CC

Lot coverage 54%. Lengthy tunnel to interior "garden court", small park around heritage tree.

Playground, separate basketball and pickleball courts along east property line.

Library & Community Center together 52,000 sq. ft. Library and Community Center integrated into housing in 2 separate two floor areas. Indoor basketball court. Indoor auditorium with stage.

Height 65' + penthouse. Some step-downs on east.



Bid#3 CBMG: CC Commons: Perkins Eastman/ Kimley Horn Architects

Housing: 120 units: 36 1BR, 60 2BR, 24 3BR

100% affordable. Range of AMI from 35-110K

(30@35-50K, 6@50-65K, 54@65-85K, 30@85-110K)

Howard Social Work students provide 1:1 coaching

Parking: 70 spaces: 19 above ground, 51 below

19 for L/CC & staff, 51 for residents

Access from Northampton.

Sustainability: solar, green roof

Lot coverage 60%. Public garden in courtyard of residential building, corner green around heritage tree. Basketball court in courtyard of L/CC building, playground on SE corner of site.

Library 17,000 sq. ft. CC: 26,000 sq. ft. Library and CC in freestanding buildings with shared atrium, separate from residential building. Indoor full-sized gym. Existing library would remain open while new library is built.

Height: 65' + PH residences, 40' L/CC buildings. Modest setback/stepdown on Northampton with individual townhouse style entrances. 2,000 sq. ft. retail: Café run by DC Central Kitchen.



Bid #4 EVRM: EastBanc/Victory: MVRDV (Rotterdam), Core Architect & Design

Housing: 139 units: 131 1BR, 8 2BR

100% affordable: 14 units @ 30% AMI, 125 units @ 50% AMI.

Seniors only

Parking: 76 spaces, all below ground

Shared use according to time of day.

Access from McKinley.

Sustainability: Adaptive re-use of existing library

Lot coverage 55%. Meandering garden passageway amongst buildings. Accessible green roof over café at SW corner. Multi-purpose ball court on L/CC roof.

Library: 23,696 sq. ft. CC: 22,743 sq. ft. L/CC together in separate building. Indoor auditorium.

Height/massing is varied: 65' + PH for L/CC, 60' + PH and 35' + PH for two separate residential buildings, with lower building at NE corner. Retail 1600 sq. ft. on SW corner.



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Bid #5 GDCP: Gilbane/Cube: Michael Graves Architects

Housing: 191 units

100% affordable @ up to 80% AMI

Roughly 80 senior, 111 non-senior units

Parking: 84 spaces

24 spaces for L/CC, 60 for residents

Access from Northampton through neighbor alley.

Sustainability: Use of mass timber in library

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

Library: 20,000 sq. ft. CC: 18,000 sq. ft. Library and Community Center integrated into housing in one 'arm' of building. CC below grade; Library on 5 relatively small full/partial levels above, with café and some outside access. Indoor half-court basketball court.

Height: 65' + PH. No significant set-backs or step-downs. A portion of the public residential alley is used for service entrance.



Bid #6: LWKE: Lincoln-Westmoreland: Shalom Baranes architect

Housing: 183 units

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

100% affordable @ 30-80% AMI

Parking: 96 spaces, all below grade

20 spaces for L/CC, 76 for residents

Enter from Northampton, exit onto McKinley

Sustainability: LEED Platinum Library & Community Center

Lot coverage 60%. Green space around heritage tree only. Playground, multi-purpose basketball/tennis/pickleball court, located in SE corner near existing residences.

Library: 22,700 sq. ft. CC: 25,300 sq. ft. Library and Comm Center integrated with residential building. Indoor basketball court.

Height: 65' + PH. No step-down. Sports facilities on McKinley near single family house.



Bidder #7 RVGU: GCS Sigal: Studios Architect

Housing: 206 units

mixture of sizes

1/3 @30% AMI, 1/3 @ 80% AMI, 1/3 market rate

Parking: 147 spaces

30 for L/CC, 109 for residents, 8 for retail

Access from McKinley.

Lot coverage 50%. Interior courtyard of trees in boxes with grassy perimeter, and area around heritage tree. Rooftop terraces. Playground, half-court basketball and two separate pickleball courts in NE corner.

Library: 21,000 sq. ft. CC: 23,000 sq. ft. Library and Comm Center integrated into housing. Relationship to each other unclear.

Entrance to library and community center seem to be from Northampton.

Height: 65' + PH. Modest set-backs on McKinley Street; sports facilities on Northampton create buffer to single family houses.

Retail 8,000 sq. ft. on SW corner.



Bidder #8 UANC: Urban Atlantic: Gensler architect

Housing: 156 units, approx. 116 1BR, 32 2BR, 8 3BR

33 @ 30% AMI, 106 @ 50% AMI, 17% @ up to 100% AMI.

Two residential buildings, one for seniors one for others

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

Parking: 70 spaces, all below grade;20 spaces for L/CC, 50 for residents

On-site service coordinators

Sustainability: LEED Platinum & EGC+, Solar, mass timber and wood frame construction, maximized stormwater mgmt.,

Lot coverage unknown. Interior courtyard with splash park and reading garden. Large playground, basketball/pickleball multi-purpose court along eastern property line.

Library: 23,000 sq. ft. CC: 22,000 sq. ft. Library and Comm Center integrated into housing, but in separate buildings: community center in senior bldg., library in 'family bldg.' Semi-detached auditorium/event space. Height 60'. No PH. We believe that this has a lowered central courtyard which allows for a slightly shorter building. Step down on NE with low-rise auditorium building. Set-backs on east by placing playground/ball court along eastern property line. 900 sq. ft. retail café in library.

