

**Chevy Chase Civic Core
Rift Valley Proposal
Key Details
Updated: March 4, 2026**



Design concept view from Connecticut Avenue

DC Mayor Muriel Bowser [announced](#) on January 16, 2026 the decision to award to [Rift Valley](#) and partners the contract to redevelop the Chevy Chase Community Center and Library site (*aka Civic Core, Civic Site, Chevy Chase Commons*) with housing. New [renderings](#) and [limited details](#) accompanied the announcement. They updated the team’s original [submission](#) and oral [presentation](#) (at 3:24:00) at the March 29, 2025 [public meeting](#), where Rift Valley joined seven other development teams in rolling out their “design concepts” for the Civic Core.

Key Civic Core Details

- Rift Valley is proposing an all-in-one integrated development, including housing, library, community center, green space, recreational facilities, parking, and retail.
- **Housing**
 - 177 total apartments
 - 123 market rate (70%), 54 affordable units (30%)
 - Market-rate units
 - 18 studios
 - 48 one-bedrooms
 - 46 two-bedrooms
 - 11 three-bedrooms
 - Affordable units
 - 8 studios
 - 22 one-bedrooms

- 20 two-bedrooms
 - 4 three-bedrooms
- Affordable units split evenly at 30% and 50% of Area Median Income (AMI)
- AMI in DC in 2025: \$163,900 for a family of four, \$114,500 for a single-person household
- Estimated number of residents
 - 546: two people in every studio, two in every one-bedroom, four in every two-bedroom, and six in every three-bedroom
 - 457: one person in half the studios, two in half; one in half the one-bedrooms, two in half; three people in half the two-bedrooms, four in half; and five in eight of the three-bedrooms, six in seven of the three-bedrooms
- **Library and community center**
 - 23.5K sq ft library (vs. 24K now)
 - 21.6K sq ft community center (vs. 32.5K now)
 - Library and community center interior design and features TBD pending consultation with DC Public Library and Department of Parks and Recreation, respectively
- **Green space**
 - Rooftop and ground level
 - Oak lawn and native plant garden
- **Recreational/public facilities**
 - Play Park and public plaza
 - Flexible sports and events courts
 - Amphitheater for performances and community events
 - Roof terrace and outdoor classroom
- **Parking**
 - 147 parking spaces
 - Most underground, some surface level
 - 117 for residents, 30 for visitors
- **Retail**
 - 8,000 sq ft
 - Envisioned as a café
- **Building height**
 - Five floors: 55'
 - Penthouse: 15'
 - Zoning cap: 80'

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