

CHEVY CHASE CIVIC SITE

Frequently Asked Questions

Request for Proposals

- 1) *What statute governs DMPED's RFP process?*
[D.C. Official Code §10-801](#) is the statute that governs the surplus and disposition of District-owned real property. It specifies the requirements for such dispositions, including notice and public hearing requirements.
- 2) *What are the evaluation criteria for the proposals received in response to the RFP?*
The evaluation criteria for the [Chevy Chase Civic Site Request for Proposals](#) ("RFP") are stated therein.

Disposition Hearing

- 3) *We could not attend the hearing on March 29. Were the presentations recorded?*
Yes. Recordings of the team presentations (morning session) and public comments (afternoon session) from the public disposition hearing conducted on March 29, 2025 are posted on DMPED's [project website](#) (see links under "Disposition Hearing"). In addition, the presentations (slide decks) for the eight proposals in contention for the RFP are also posted to the same website (see link under "Disposition Hearing"). Here are direct links to each item:
 - [Presentations – Slide Decks](#)
 - [Presentations – Recording](#)
 - [Comments – Recording](#)
- 4) *Is the 60-day comment period for the hearing a result of an ANC 3/4G request?*
Yes. ANC 3/4G issued a resolution late last year and requested more time for review and comment given the complexity of the site and its civic uses. DMPED acknowledged and agreed to that request.
- 5) *What type of comments is DMPED seeking from the public?*
As stated in [D.C. Official Code §10-801\(b-2\)\(1\)](#), the purpose of the public disposition hearing is to "obtain community comment and suggestions on the proposed use of the property." The public is invited to offer comment on the future of the Chevy Chase Civic Site property, including preferences and concerns about the proposals presented at the public disposition hearing conducted on March 29, 2025.
- 6) *When are comments from the public due?*
As stated in the [notice of hearing](#) distributed in February, written comments and suggestions to the proposed use of the property are due by May 28, 2025.
- 7) *How may comments from the public be submitted?*
As stated in the [notice of hearing](#), comments may be submitted in written form by mail or by email. For mail, comments should be sent to DMPED at the following mail address:
The Office of the Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue NW, Suite 317
Washington, DC 20004
Attention: Daniel Lyons

For email, comments should be sent to DMPED at the following email address:
daniel.lyons@dc.gov

Community Engagement

8) What are the opportunities for public engagement?

The proposal to redevelop the Chevy Chase Civic Site property has a long history of community engagement. DMPED has already conducted a public surplus hearing, a community survey, two OurRFP meetings, and a public disposition hearing. In addition, the Zoning Commission conducted a public hearing related to [zoning case #23-25](#), which established zoning for the site. There is also the opportunity to engage with ANC 3/4G to inform ANC resolutions concerning the future of the property. Additionally, the D.C. Council will conduct its own public hearings when considering the surplus and disposition of the property. Finally, there will be additional opportunities to engage with DMPED, D.C. Public Library (DCPL), Department of Parks and Recreation (DPR), and the selected RFP respondent to inform the design of the site, including the programs and services of the new library and new community center.

The public may submit written comments and suggestions on the proposed uses of the property until May 28, 2025.

Library + Community Center

9) Will there be a new library? Will there be a new community center?

Yes. As stated in the [RFP](#), proposals must include the replacement of the library and community center on the same site. That is a fundamental requirement of the RFP.

10) What are the requirements for a new library? What are the requirements for a new community center?

Please see the [RFP](#) and the design guidelines issued by DCPL and DPR for the [library](#) and the [community center](#) respectively, all of which are posted on the [project website](#).

Development Standards

11) How is FAR determined? Are areas below ground included in FAR?

The definition of FAR (“Floor Area Ratio”), as it is recognized by the District, is provided in Title 11 of the District of Columbia Municipal Regulations (the “[Zoning Regulations](#)”). The method of calculation and the requirements applicable to this site are also in the [Zoning Regulations](#). The Zoning Administrator (not DMPED) will determine compliance with FAR and other zoning requirements as part of the permitting process to be undertaken by the selected RFP respondent.

12) Is there a specific point designated for measuring height? How was that point determined?

For regulations concerning height, including the choice of measuring point, please see the [Zoning Regulations](#). DMPED does not choose or designate a measuring point.

Budget

13) What is the budget for a new library and new community center?

\$19.5M is in DPR’s budget for a new community center. \$24.2M is in DCPL’s budget for a new library.

14) Is the budget for the library and community center intact? Have there been any updates?

Yes, the DCPL and DPR budget allocations cited in the [RFP](#) still hold (see amounts above). As of the date of publication for this FAQ (April 15, 2025), there has been no change to the budget.

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RFP Proposals

15) What is the housing mix for the proposals? One bedrooms, two bedrooms, three bedrooms?

Residential Unit Type	TGHP	BCHH	CBMG	EVRM	GDCP	LWKE	RVGU	UANC
STUDIO	---	36	---	---	82	12	30	---
1 BR	24	66	36	131	78	69	83	116
2 BR	49	45	60	8	22	43	75	28
3 BR	40	---	24	---	9	59	18	12
TOTAL	113	147	120	139	191	183	206	156

TGHP

True Ground Housing Partners

BCHH

Banneker Communities
H&H Development Group

CBMG

The Community Builders
The Menkiti Group

EVRM

EastBanc, Inc
Victory Housing, Inc
Rosewood Strategies, LLC
Montage Development Group, LLC

GDCP

Gilbane Development Company
Cubed Partners

LWKE

Lincoln Westmoreland Housing, Inc
KeyUrban, LLC
EquityPlus Manager, LLC

RVGU

Rift Valley Group LLC
GCS-SIGAL Construction
USP Holdings Inc

UANC

Urban Atlantic Development
The National Housing Trust
CSG Urban Partners

Updated 05/15/25