

**Chevy Chase Civic Site
Request for Proposals (RFP)**

Fifth Amendment to RFP

Date: July 25, 2024

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) is providing the following modification to the RFP released on January 17, 2024, as amended on February 6, 2024, March 12, 2024, April 18, 2024, and June 6, 2024:

Item #1: Zoning

The second through fifth paragraphs in the “Zoning” portion of the “Planning and Zoning Framework” subsection for the “District Policy Goals, Requirements, and Preferences” section are amended and restated as follows:

“The FLUM designates the Development Parcel as appropriate for Moderate Density Residential / Low Density Commercial / Local Public Facilities development. This indicates a policy level direction for a change in zoning from the current R-1B and MU-3A zones to a moderate density mixed-use zone. To address this, OP filed an application with the Zoning Commission (Case 23-25) to rezone the Development Parcel to a new site-specific Neighborhood Commercial zone, based on the PUD standards for the MU-4 zone. The proposed zone would be called NMU-4/CC2 (Neighborhood Mixed Use-4/Chevy Chase 2).

The proposed NMU-4/CC2 zone would permit moderate density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions. The Zoning Commission took proposed action to approve the Development Parcel’s zoning on July 11, 2024. It is anticipated that the Zoning Commission will consider taking Final Action in September, 2024. For the complete development standards for the NMU-4/CC2 zone, refer to the Office of Planning Supplemental Report, filed as Exhibit 297. All filings associated with Case 23-25 can be viewed on the Office of Zoning website, www.dcoz.dc.gov.”