

Chevy Chase Civic Site: Expanding Housing Opportunities in Ward 3



True Ground: Strong Partner, Certainty of Execution



The Exchange at Spring Hill Station

The True Ground Difference: Wrap-Around Resident Services

Workforce and
Economic Mobility

Health and
Wellness

Children Youth
and Families

Housing Stability

Community Building
Resident Voice, GOTV
Volunteer Engagement
Digital Divide



Our Team: 5 CBEs, Years of DC Experience



true ground
HOUSING PARTNERS



CUNNINGHAM | QUILL ARCHITECTS PLLC



LandDesign
CREATING PLACES
THAT MATTER.



BOHLER DC//



MCN
BUILD
BUILDING OUR COMMUNITY



RMC



TRUSTED
ADVISORY GROUP



APM | ADVANCED PROJECT
MANAGEMENT, INC.

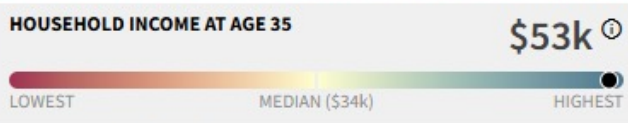
The Opportunity Atlas

NEIGHBORHOOD MOBILITY OUTCOMES | COUNTY & METRO MOBILITY TRENDS

search for address or place...

Tract 11001001401, Northwest Washington, Washington, DC

CHILDREN'S OUTCOMES IN ADULTHOOD [show more](#)



INCARCERATION RATE **<1%** [show more outcomes](#)

NEIGHBORHOOD CHARACTERISTICS

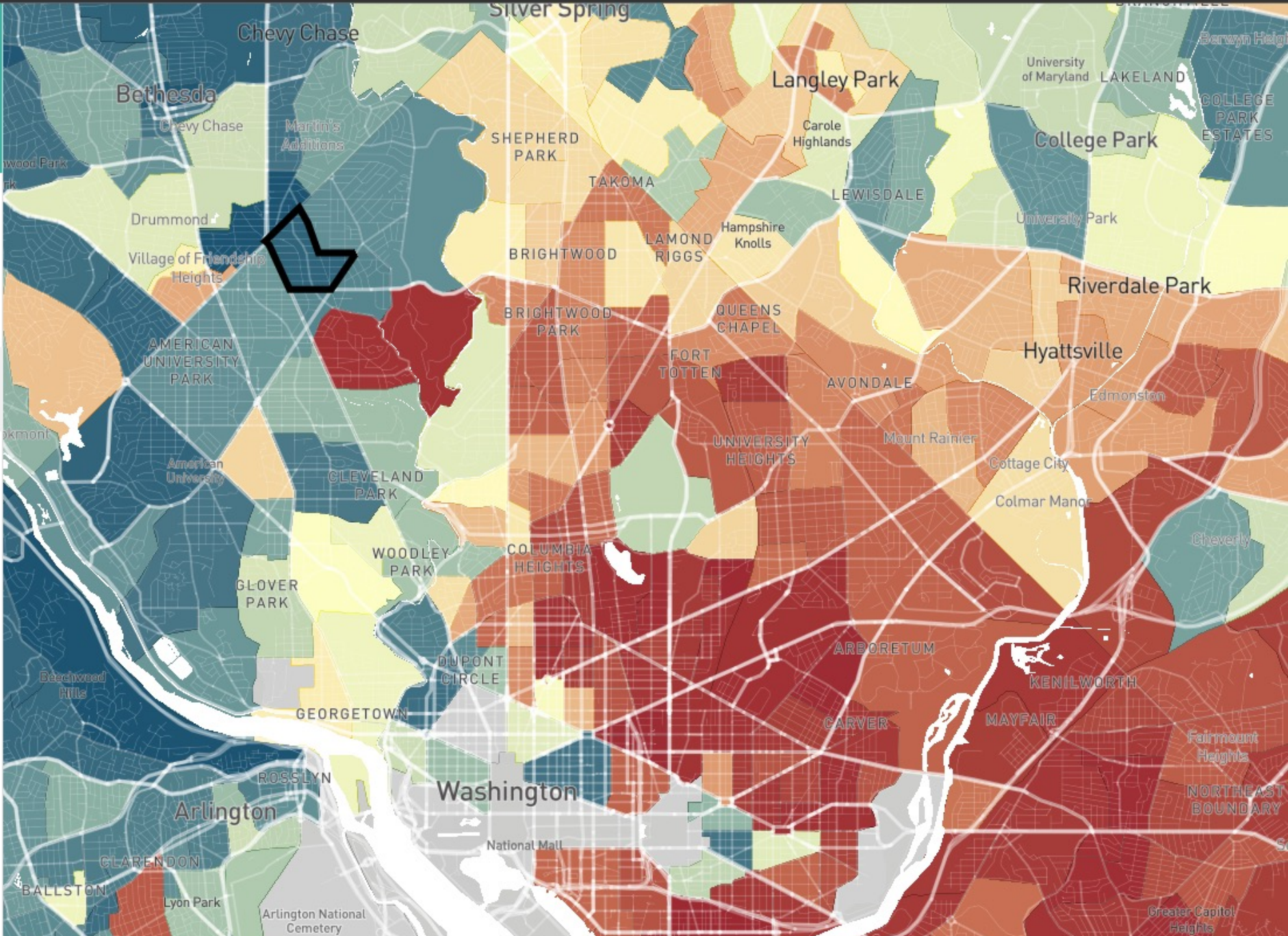
MEDIAN RENT 2012-16 **\$1.7k**

JOB GROWTH RATE FROM 2004 TO 2013 **N/A**

[show more characteristics](#)

Household Income at Age 35

PARENT INCOME	CHILD RACE	CHILD GENDER
<input type="radio"/> ALL <input type="radio"/> HIGH <input type="radio"/> MIDDLE <input checked="" type="radio"/> LOW	<input checked="" type="radio"/> ALL <input type="radio"/> BLACK <input type="radio"/> WHITE <input type="radio"/> HISPANIC	<input checked="" type="radio"/> ALL <input type="radio"/> FEMALE <input type="radio"/> MALE



Filters

Affordable Housing

Filters Styling

Filter as map moves

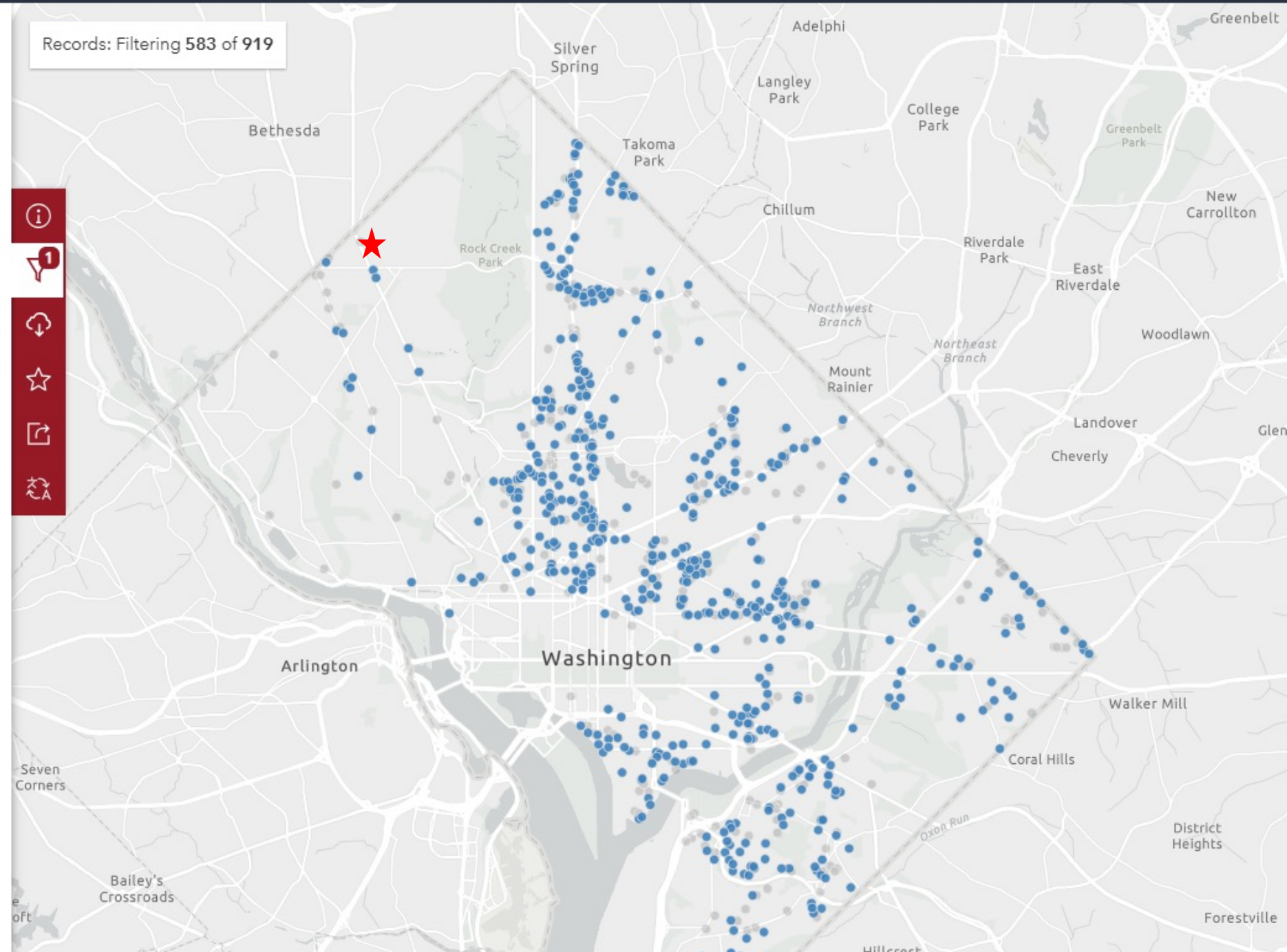
- STATUS_PUBLIC**
- Completed 2015 to Date 63.44%
 - Pipeline 18.72%
 - Under Construction 17.85%

Select attribute filters (19)

- MAR_WARD 8 values
- ADDRESS 901 values
- PROJECT_NAME 917 values
- STATUS_PUBLIC 3 values
- AGENCY_CALCULATED 33 values
- TOTAL_AFFORDABLE_UNITS 123 0 to 741
- LATITUDE 123 38.92 to 38.98

Records: Filtering 583 of 919

- Info
- 1
- Home
- Star
- Share
- Refresh



Proposed Uses: World-Class Library & Community Center, Plus Affordable Housing

- Proposal: 113 affordable homes above library and community center
- Professional 3rd-party property management
- Affordable Income and Rent Targets
- Apartments Sized for Families
 - 24 1BR
 - 49 2BR
 - 40 3BR



Apartments shown above the civic spaces, with private open space for residents on first floor roof.







LIBRARY

COMMUNITY CENTER

GYMNASIUM



Community & Economic Benefits

- High-quality, affordable homes
- State-of-the-art new library and community center
- Public access to extensive, well-landscaped open spaces
- Kids' play area, basketball/pickleball, and community garden

- Temporary & Permanent Jobs
- Certified Business Enterprises – 2/3 of project team
- 113 more families to patronize neighborhood businesses
- Construction Period Taxes and Annual Taxes at Stabilization

Achieving DMPED's Evaluation Criteria

- Community Feedback
 - The team met with community members and incorporated their suggestions. We will continue community engagement all stages of the project.
- City Documents
 - Proposal reflects direction in Planning and Zoning, Transportation, and Public Space Frameworks
- Maximizing Housing Opportunities
 - Proposal includes highest number of apartments possible under zoning rules
- Job Opportunities
 - Proposal will create many temporary and permanent jobs through construction, property management, and resident services
- Equitable Development
 - True Ground is led by a proudly Hispanic American woman and 56% of board members are people of color
 - Our team includes several minority-led firms and is 2/3 CBEs
 - Contractor MCN will exceed CBE, First Source, and other contracting requirements and provide opportunity to Ward 3 businesses.

Achieving DMPEd's Evaluation Criteria

- Experience
 - Contractor MCN has built many similar projects on city-owned land.
 - Architects CQA and R. McGhee have designed many civic and residential projects in DC.
 - Civil Engineer Bohler and Landscape Architect LandDesign have worked on many similar projects.
 - Trusted Advisory Group's principal Paul Blackman has worked on many DC projects in previous roles in city government.
- Minimizing Subsidy
 - Team experienced in designing high-value projects that require least possible subsidy.
 - Team experienced raising funding from low-income housing tax credits, environmental incentives (such as solar), and other sources to minimize cost to District.
- Vibrant Site
 - The proposed design includes many trees, plazas, and pedestrian-friendly layout and amenities. New configuration of entrances will activate Connecticut Avenue.
 - Proposed design complements existing urban form in this area.

