



CHEVY CHASE COMMONS DEVELOPMENT TEAM

CHEVY CHASE CIVIC CENTER REDEVELOPMENT

COMMUNITY PRESENTATION MARCH 29, 2025



CHEVY CHASE
COMMONS

OUR EXPERIENCE

Development Team

THE COMMUNITY BUILDERS

- Not for Profit Development Company
- 60 years experience
- Focus on affordable & mixed-income housing, neighborhood amenities, and resident opportunity initiatives
- Lead on residential building



- District based minority-owned CBE
- 20 years experience
- Focus on community-based development
- Lead on civic building

Over 30,000

Affordable Housing Units
Created

780,500 SF

Community Facilities and
Retail Developed

14,676

Units Under
Management

PERKINS EASTMAN DC



Kimley»Horn



**Delon
Hampton**
ASSOCIATES CHARTERED



Engenium
Group



H2
DESIGNBUILD



WHY US?

Thoughtful Community Integration



EXPERIENCED TEAM

- Strong track record of execution
- Complementary skillsets
- TCB Community Life programming



SHARED VALUES

- Community
- Opportunity
- Diversity



EXCEPTIONAL DESIGN

- Distinctive, context responsive approach
- Variety of community open spaces
- Sensitive to surrounding neighbors
- Library to remain open on site
 - Phasing allows civic center construction to commence quickly without slowing down residential

**BUILDING A LEGACY
FOR THE COMMUNITY**

**Our Commitment in Action:
Residences at Beacon Center and MLK Gateway**



AFFORDABLE HOUSING OPPORTUNITIES



**FOSTERING MEANINGFUL COMMUNITY
PARTNERSHIPS**

COMMUNITY-DRIVEN AMENITIES



**JOB AND WORKFORCE
OPPORTUNITIES**

**ENHANCE FOOD OFFERINGS IN
ANACOSTIA**



**FINANCIAL SERVICES AND
EQUITY**



OUR VISION

Serving the Community and the District



1,000 construction jobs
to be supported during the project



120 Affordable housing units
with 4 tiers of affordability (30-80% AMI)
within the District



Greenspace/Playspace
amenities for residents of all ages



50,000 sf of modern, state-of-the-art
library and community center with premium
facilities for residents of Chevy Chase



A minimum of 35% of the total project costs
will be contracted with CBEs



Community Café to be operated by
DC Central Kitchen will provide additional
amenities to the current residents as well as resources
and opportunities to the new families who will be
residents at Chevy Chase Commons.

MASTERPLAN

Development Overview

a APARTMENTS

120 UNITS
100% AFFORDABLE

b CAFÉ

2,000 SF
CAFÉ OPERATED BY DC CENTRAL KITCHEN

c LIBRARY

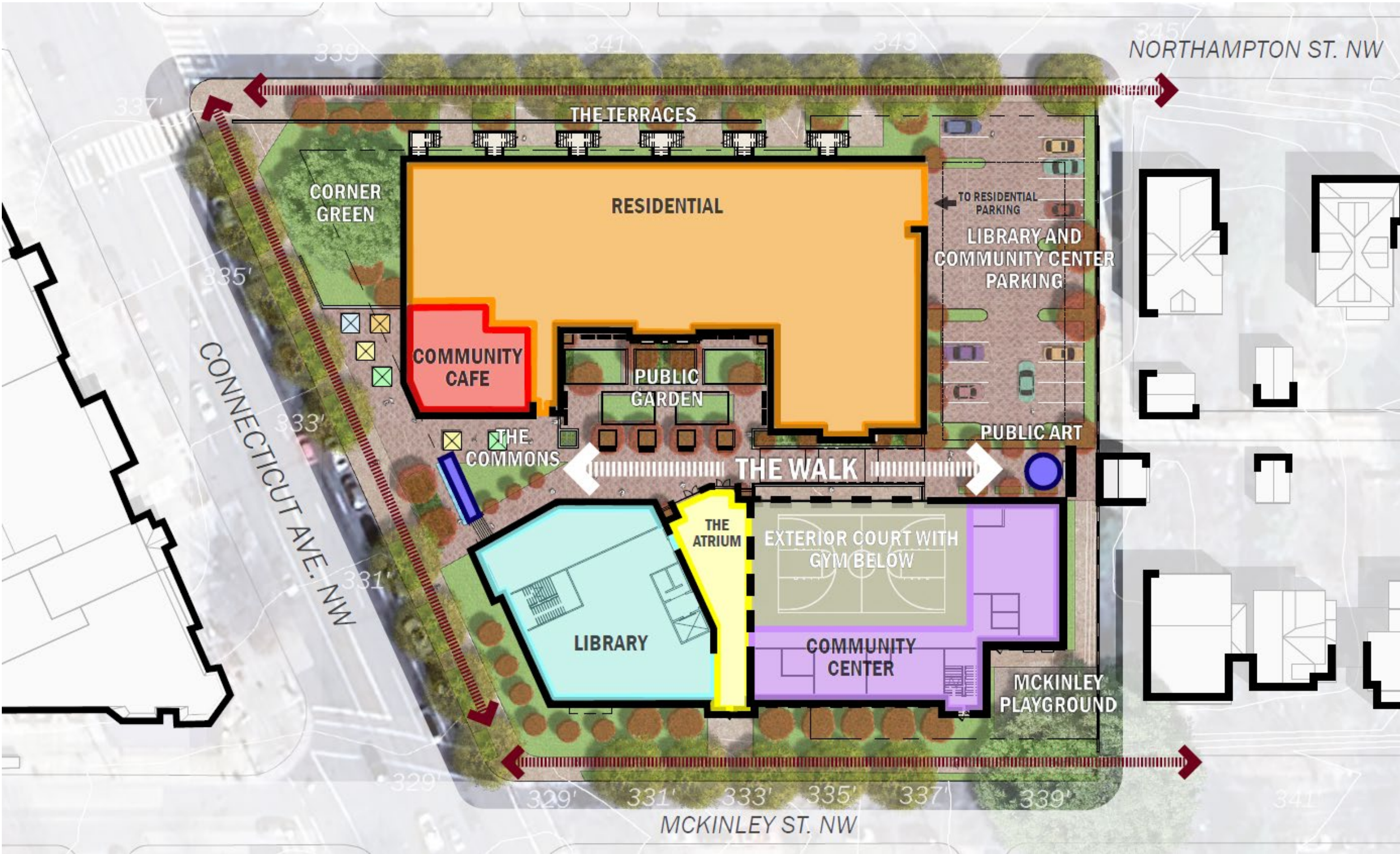
17,000 SF

d COMMUNITY CENTER

32,000 SF

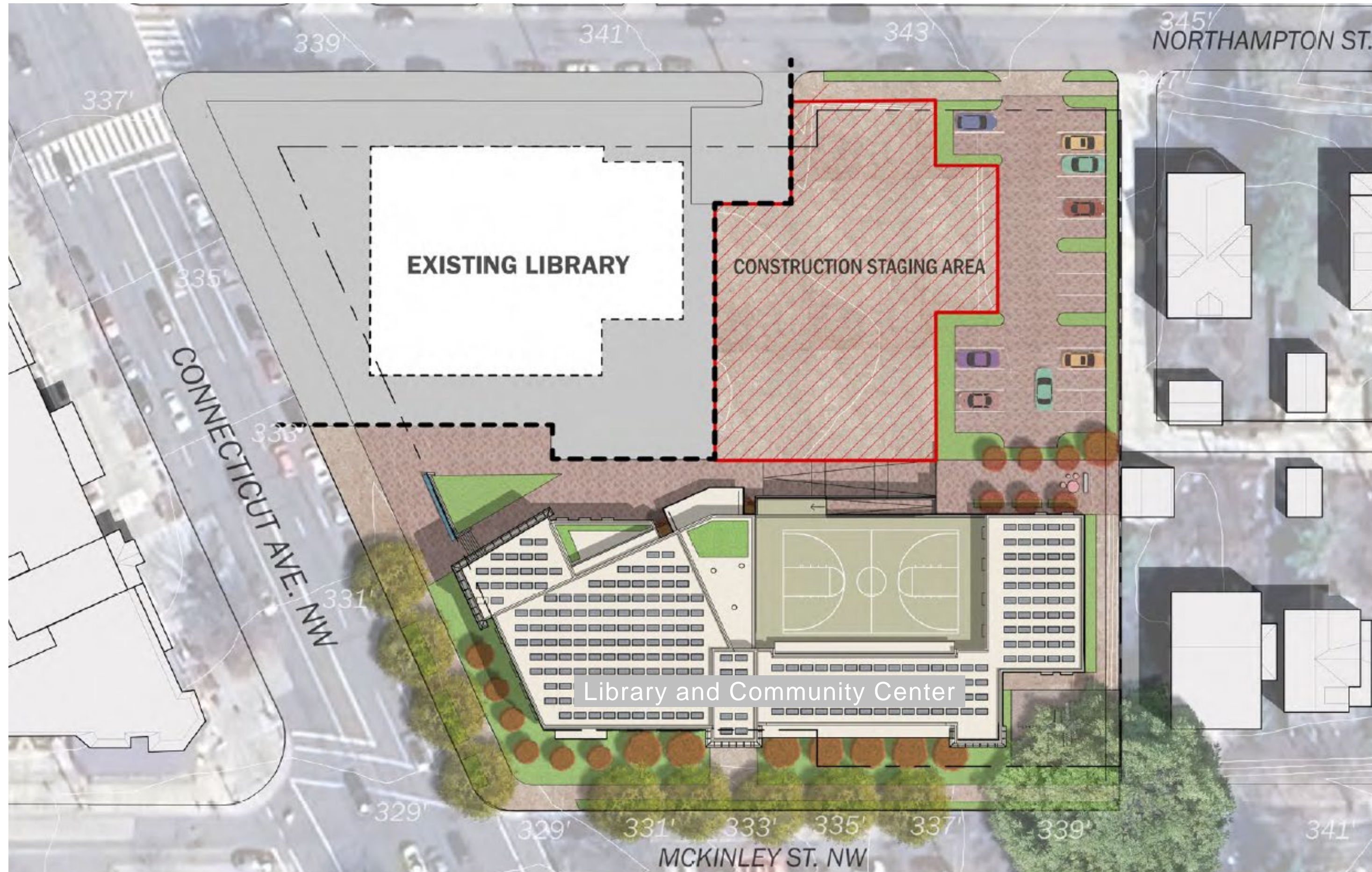
e PARKING

70 SPACES
50 BELOW GRADE FOR APARTMENTS, 20
OUTSIDE FOR LIBRARY AND COMMUNITY
CENTER



PHASING PLAN

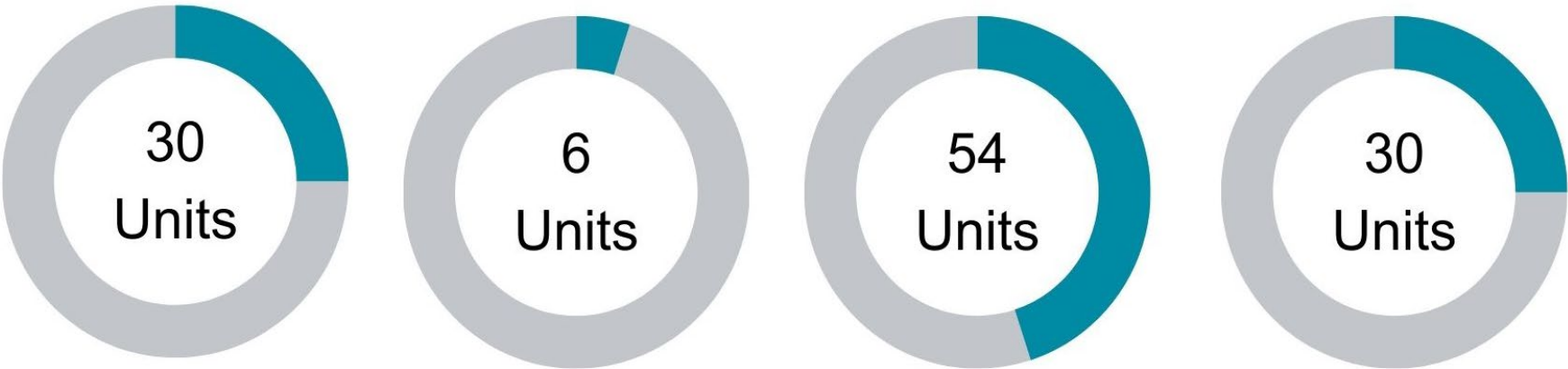
Delivers Library and Community Center Early and First



RESIDENTIAL PROGRAM

A Diverse Mix of Income Levels and Unit Sizes

120 Units are 100% Affordable



Income levels \$35K - \$50K Income Levels \$50k - \$65K Income Levels \$65K - \$85K Income Levels \$85k - \$110K

Unit Sizes



Cashier
Salary – Estimated \$35K - 50K



Bus driver + Teacher aide
Salary – Estimated \$50k - 65K



HVAC Technician
Salary – Estimated \$65k - \$100k



Nurse + Server
Salary – Estimated \$85k - \$110K

COMMUNITY LIFE PROGRAM

How We Will Create Opportunities?



WITH THE RESIDENT

- Wealth Building – Rent reporting for credit building, financial literacy opportunities
 - Howard University Social Work Students provide 1:1 coaching to residents
-



IN THE BUILDING

- Ensuring a welcoming and inclusive building for all residents
 - Coordinating amenities and ensuring activation of the shared spaces for the enjoyment of the residents
-



IN THE NEIGHBORHOOD:

- Building and investing in neighborhood organizations within the DC community

COMMUNITY CAFÉ

The Café - A Great "Third Place" for the Community



2,000 SF

- Fast-casual café to serve the neighborhood and provide jobs and training opportunities
- Nationally recognized non-profit, social enterprise
- Combats hunger and poverty through job creation

Community-serving café and local jobs



LIBRARY PROGRAM

A state-of-the-art library for Chevy Chase



- Spacious Adult Collection Room
- Young Adult Collection
- Children's Library
- Meeting/Study rooms for diverse sized groups
- Outdoor Terraces
- Shared Lobby

COMMUNITY CENTER PROGRAM

Modern and Flexible for All Members of the Community



- Multi-purpose Gymnasium
- Outdoor Courts and Playground
- Multi-purpose Rooms
- Art and Craft Shops
- Teen and Adult Lounges
- Preschool Facilities
- Fitness and Yoga Rooms

A COMMONS
FOR ALL

Scaled to this Site, Designed for this Neighborhood



NORTHAMPTON STREET

Townhouse Entries in Harmony with the Neighborhood





d.c.
central
kitchen

tral
hen

CHEVY CHASE COMMONS

THANK YOU



CHEVY CHASE
COMMONS