



# Response to Request For Proposals for the Chevy Chase Civic Site

PUBLIC HEARING PRESENTATION | March 29, 2025

EastBanc



ROSEWOOD





# OUR TEAM

## DEVELOPMENT TEAM



**Hope Richardson**  
EastBanc\*



**Leila Finucane**  
Victory Housing



**Diarra McKinney**  
Rosewood Strategies



**Kevin Brown**  
Montage Development Group\*

*\*Note: CBEs*

## DEVELOPMENT PARTNERS

Warner Session, Session Law Firm\*

Paul Blackman, Trusted Advisory Group\*

Malik Edwards, Tiber Hudson\*

Ronette Slamin, Embolden Real Estate\*

## COMMITTED TO INCLUSION:

13

CBE FIRMS

## DESIGN TEAM

MVRDV Architects

MKSK (Landscape Architect)\*

James G Davis Construction  
& MCN Build\* (GC)

Core Architect + Design\*

Symmetra Design (Traffic  
Engineer)\*

Goulston & Storrs  
(Zoning Attorney)

Sustainable Building Partners

Setty & Associates (MEP)\*

SK & A Structural Engineers\*

Wetlands Studies & Solutions  
(Forester)



# OUR EXPERIENCE

3232 Georgia Ave NW  
100% affordable housing



Community of Hope Family Health and Birth Center



West End DC Public Library



2400 Ontario Rd NW  
100% affordable housing



The Appleton at Spring Flats  
100% affordable housing



Square50  
fire station & affordable housing



**A Team Deeply Committed to Community-Focused Real Estate Development**

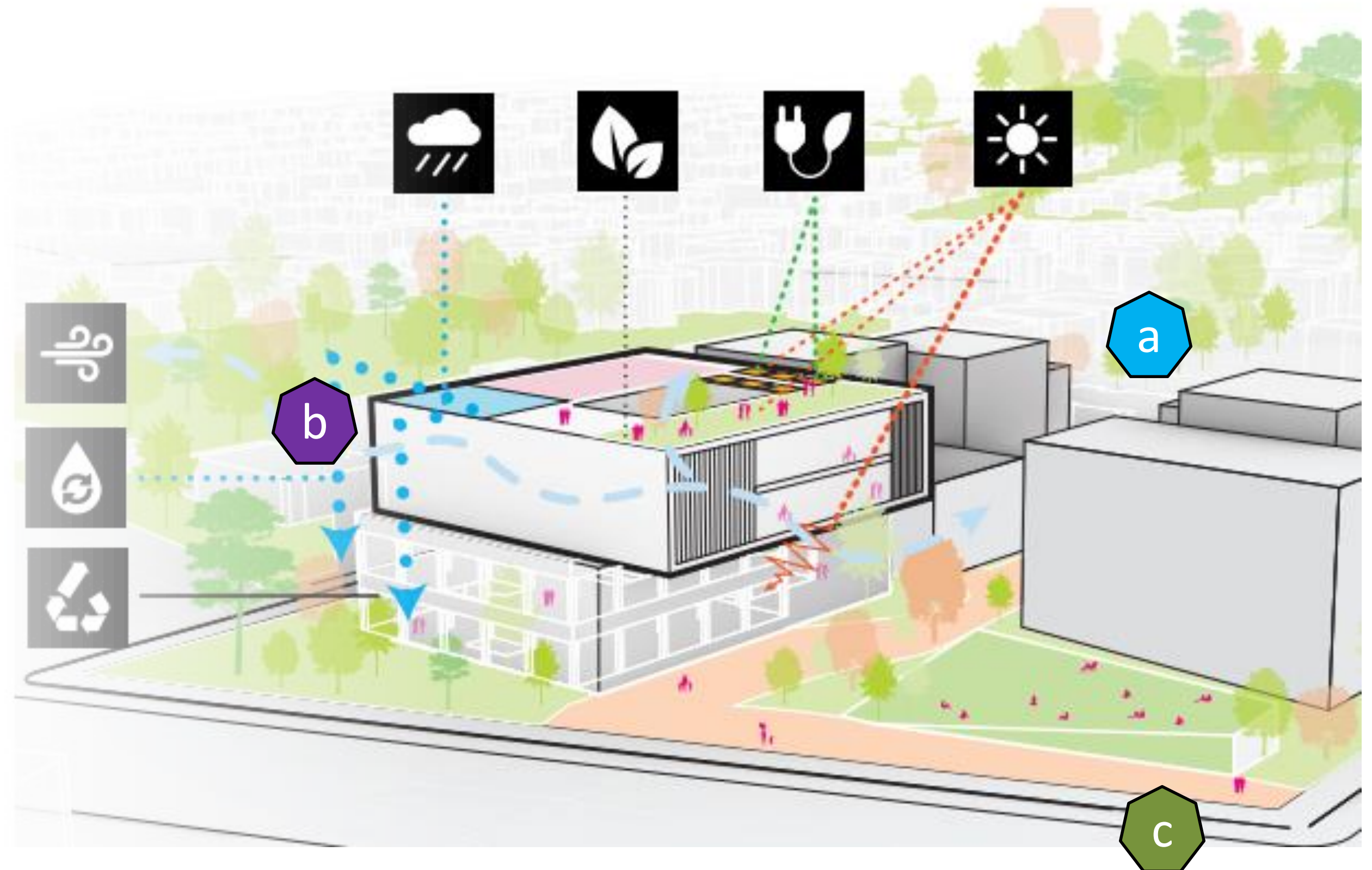


# PROJECT CONCEPT

## An Adaptive Reuse and Sustainable Community: Housing, Literacy & Jobs

- a** 139 affordable units catering to a mix of incomes at 30% and 50% of AMI
- b** 46,439 square foot state of the art new community center & public library
- c** 1,600 square foot retail with occupiable green roof

Sharing 76 below-grade parking spaces





# PROJECT CONCEPT

Public Green



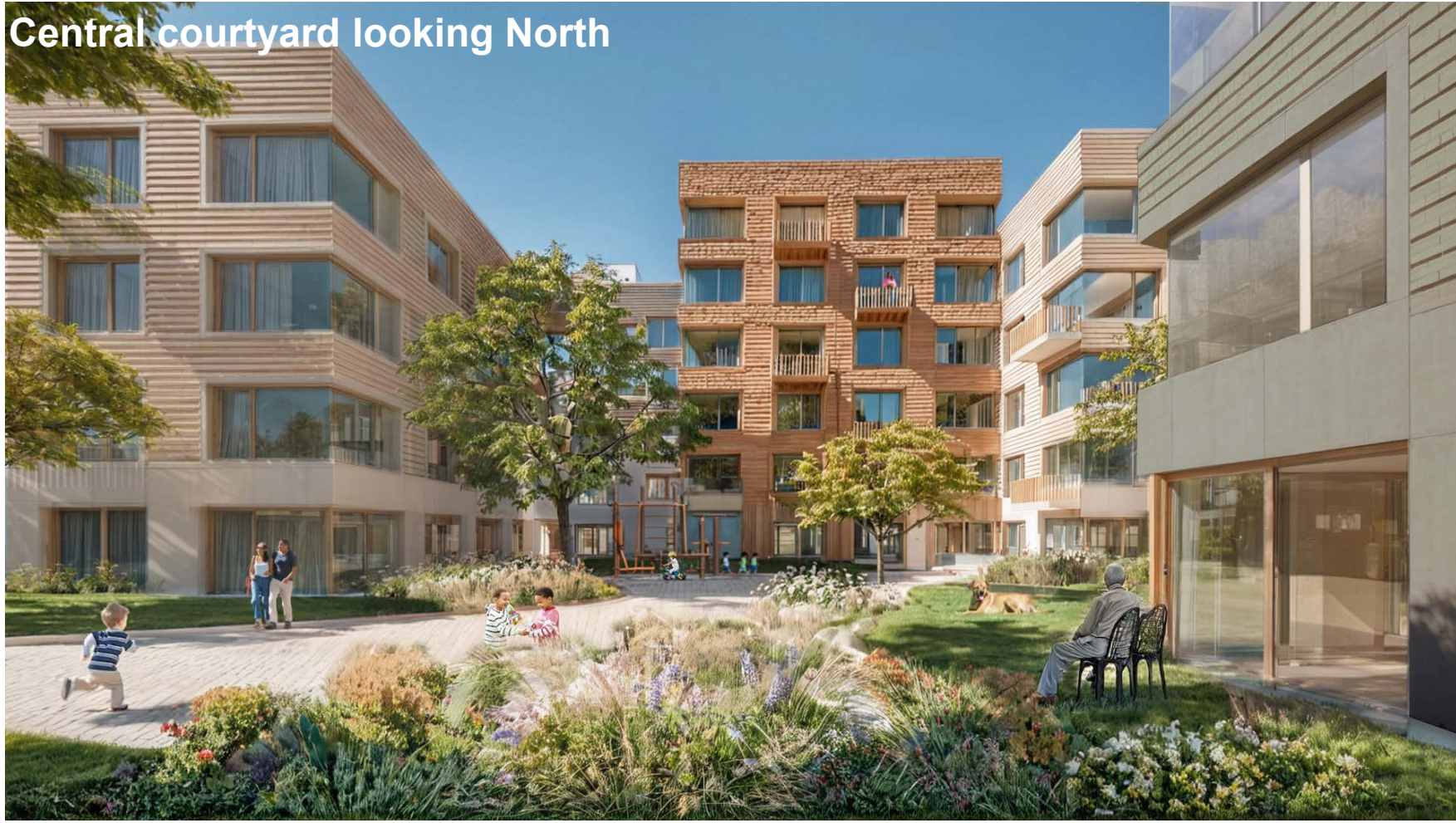
Central courtyard looking West



Connecticut & McKinley view

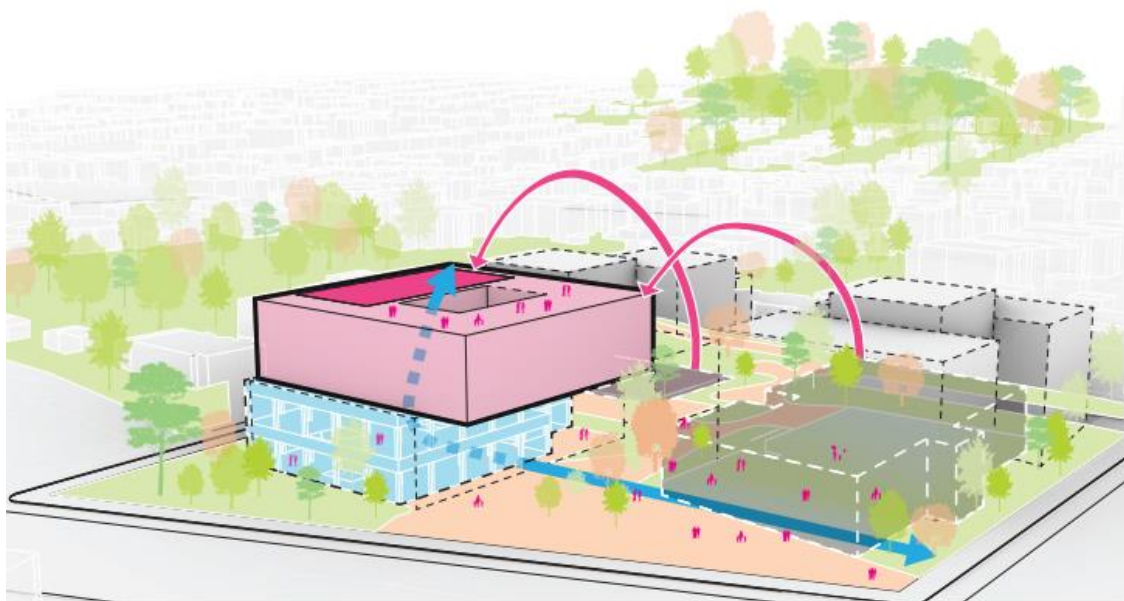


Central courtyard looking North

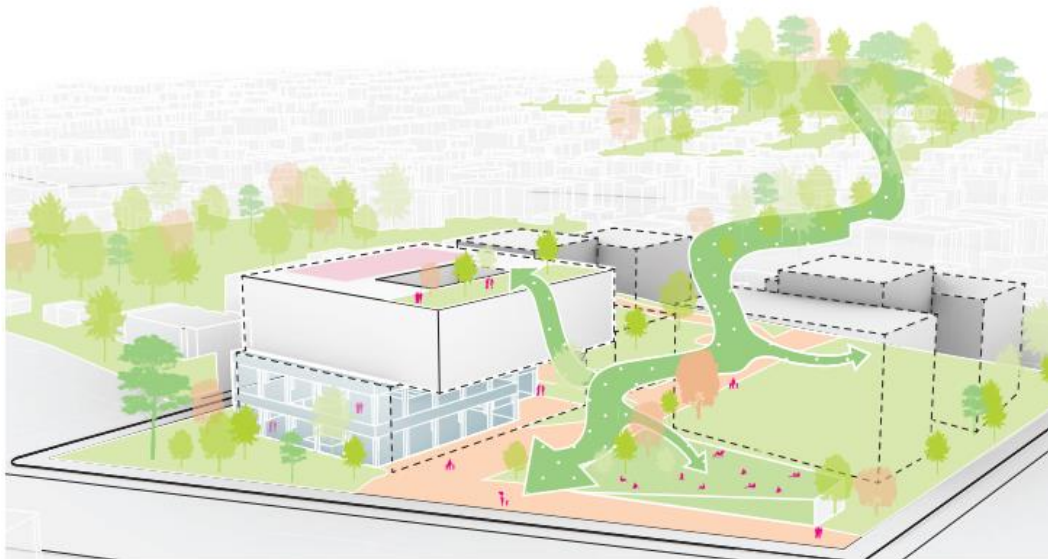




# PROJECT CONCEPT



Maximize public space by re-locating the Community Center and sport court



Public Space with a natural character, as an extension Rock Creek



Mixed-use: co-located Library and Community Center



Public space and landscape activation



# PROJECT CONCEPT

## *Floor Plans & Uses*

Northampton St NW



Ground Floor Plan

Library Operations,  
Residential Lobby + Apartments,  
Retail space, preserve heritage trees

Northampton St NW



Second Floor Plan

Library Operations,  
Residential Apartments



# PROJECT CONCEPT

## *Floor Plans & Uses*

Northampton St NW



Third Floor Plan  
Community Center Operations,  
Residential Apartments

Northampton St NW



Fourth Floor Plan  
Community Center Operations,  
Residential Apartments



# PROJECT CONCEPT

## *Elevations*



West elevation



East elevation



# PROJECT CONCEPT

## *Elevations*



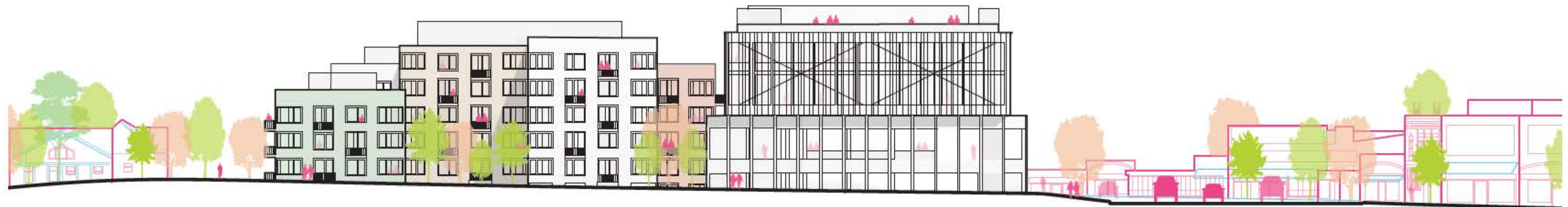
South elevation

10 25 50 100



# PROJECT CONCEPT

## *Elevations*



North elevation

10 25 50 100



# PROPOSED PROGRAM

## Community Center & Library



DC Public Library



New **23,696 SF** DC Public Library &  
New **22,743 SF** Community Center

- State of the Art – adaptive reuse of existing library structure and rooftop activated with sports court with a scenic view
- Community Hub – A versatile gathering space for civic events, ANC 3/4G meetings, DCPL and DPR programming, with dedicated areas for children and teens
- Inviting and Inclusive Design – community oriented and pedestrian friendly, prioritizing public access to the whole site

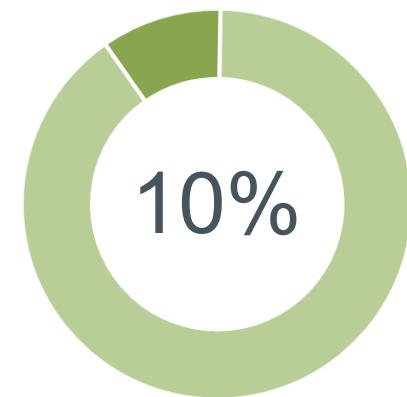


*Development Team has Proven Experience with Projects of this kind*

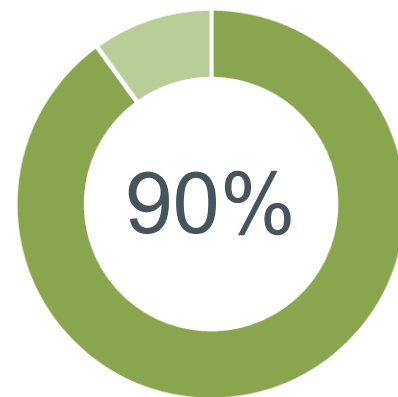


# PROPOSED PROGRAM

## Affordable Rental Units



14 units at  
30% AMI



125 units at  
50% AMI

**139** 100% Affordable Units for Ward 3's  
Senior Residents

*Unit Mix:*

**131**

1-bedroom

**8**

2-bedroom



*Experts in Affordable Senior Housing*



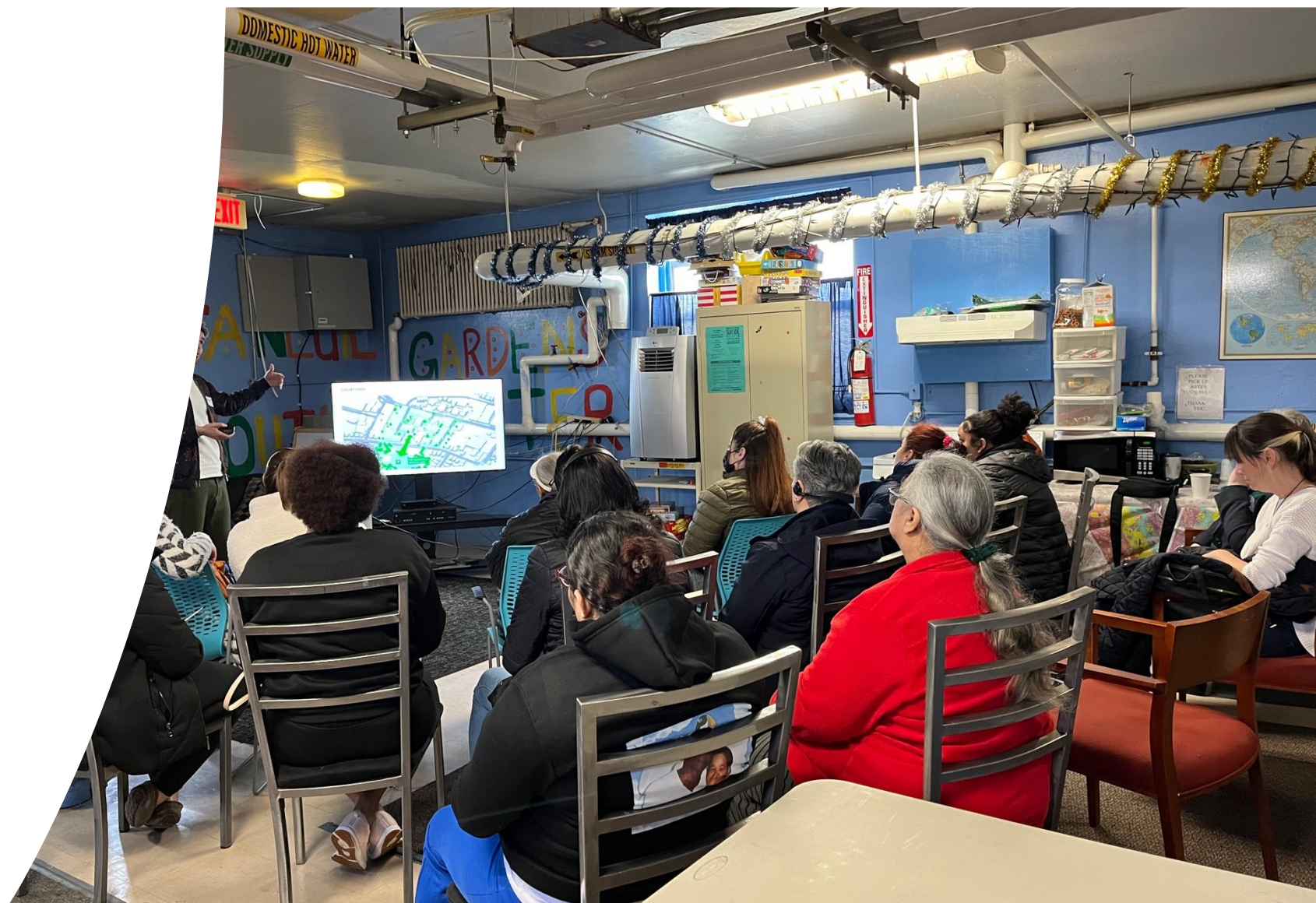
# COMMUNITY AND STAKEHOLDER OUTREACH

## Who We Engage

- ANC and other elected leadership
- Civic Associations
- Residential and Commercial Neighbors
- Other Community Partners
- Potential End Users

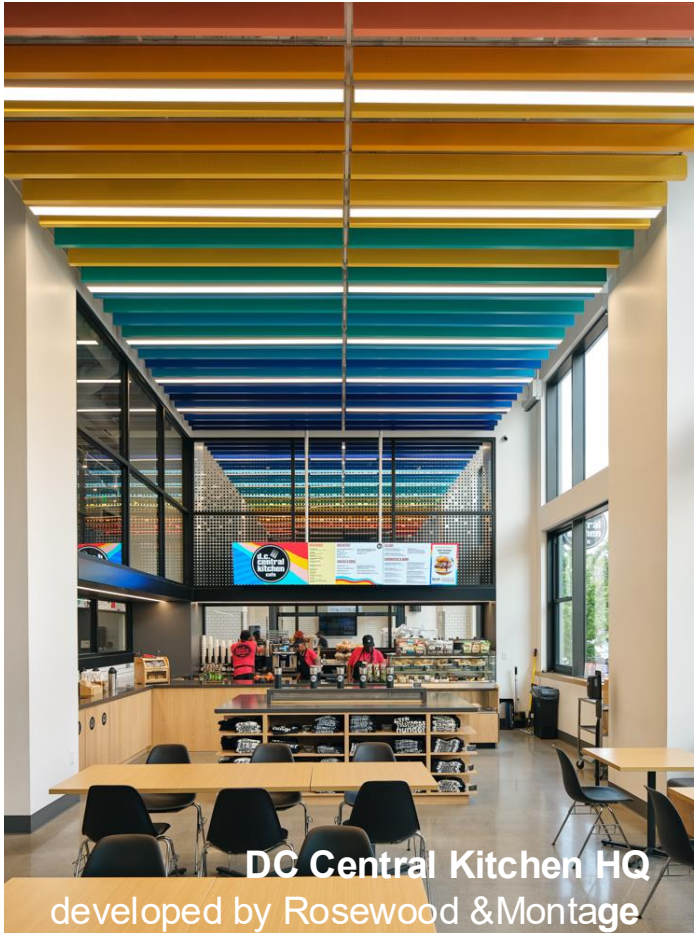
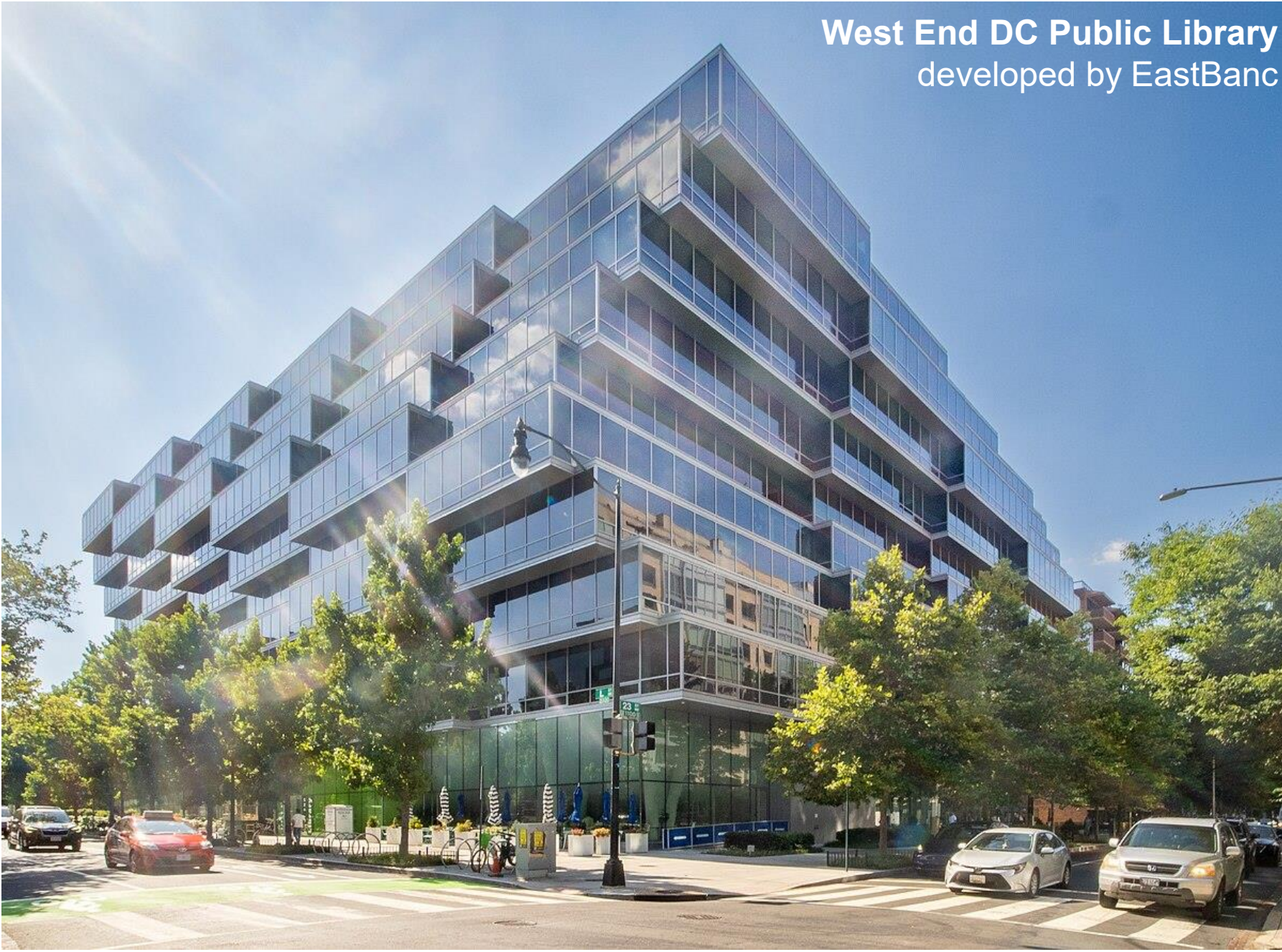
## How Do We Engage

- Partner with community-based organizations
- Focus Groups
- Pop-Up Events
- Surveys
- Social Media Campaigns





# WHY OUR TEAM



***Our team has demonstrated local success and strategic experience to lead this community-focused redevelopment.***

**Past Success  
Strategic Partnership  
Community-Focused  
Projects**



**Thank You**