

Chevy Chase Civic Center RFP Response

Lincoln-Westmoreland CCCC Development Team

keyurban



equityplus

shalom baranes associates | architects



BOZZUTO

OCULUS



Proposed Uses

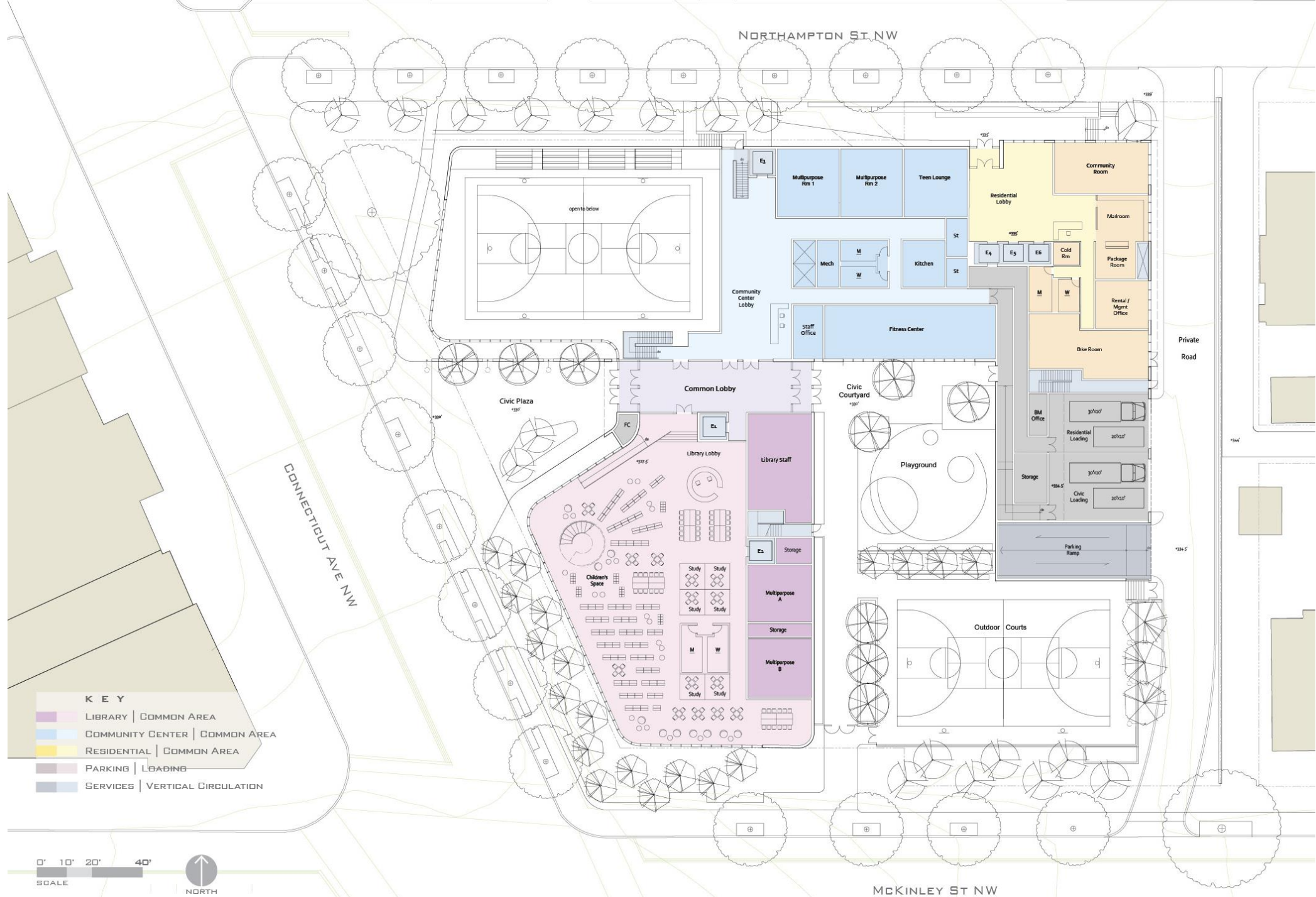
- New 22,700 SF Library
- New 25,300 SF Community Center
- 183 Units of Affordable Housing
- 93 Parking Spaces
- Civic plaza
- Outdoor recreation and open space
 - children's play area
 - tennis/basketball/pickleball court
 - flexible-use spaces











PARKING COUNTS

LIBRARY / COMMUNITY CENTER:

20 SPACES

RESIDENTIAL:

76 SPACES

KEY

- LIBRARY | COMMON AREA
- COMMUNITY CENTER | COMMON AREA
- RESIDENTIAL | COMMON AREA
- PARKING | LOADING
- SERVICES | VERTICAL CIRCULATION



UNIT TYPES

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- STUDIO

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Site Improvements Plan



Platform Seating



Special Paving + Public Seating



Garden Planting



Streetscape



Play structures



Garden Planting



Garden Planting + Public Seating



Tiered Seating + Terraced Planting



Tree Grove (Natural Sunscreen)



Play/Court Surfacing



Unit-Affordability Mix

Residential Apartments						
	Floor /	Studio	1 Bdm	2 Bdm	3 Bdm	subtotal of
Level	Floor Ht	avg 475 sf	avg 700 sf	avg 960 sf	avg 1,1900 sf	DU's per level
						Apartment / Rentable Area
PH	12					
7	11.2	2	13	6	11	32
6	9.2	2	11	8	11	32
5	9.2	2	11	8	11	32
4	9.2	2	11	8	11	32
3	9.2	2	11	8	11	32
2	9.2	2	12	5	4	23
1	15	0	0	0	0	0
B 1	10	5				
Totals	72.2 ft	12 du	69 du	43 du	59 du	183 du
		7%	38%	23%	32%	
						174,862 sf

- 12 Studios
- 69 One BRs
- 43 Two BRs
- 59 Three BRs
- All units at 30%, 50%, and 80% MFI levels

Community Benefits

- State of the Art Community Center
- State of the Art Library
- 183 units of permanently affordable housing with a significant number of family sized units affordable at 30% and 50% of AMI
- Civic gathering/recreation spaces





Evaluation Criteria

- Maximizes by-right development of the site
- Maximizes the creation of permanently affordable housing
- Respectful of community priorities
- Develops a world class, LEED Platinum new library and community center
- Well qualified and experienced development team, including a nonprofit sponsor to ensure permanent affordability
- Majority-Black led development team with a mission of equitable development
- 40 % CBE Participation