

# **OUR APPROACH STARTS WITH LISTENING**

**AND EVOLVES WITH COMMUNITY INPUT**

**The Sources we heard from:**

**ANC 3 / 4 G Meetings, Resolutions,  
Interviews, and Survey**

**Community Groups, WIN,  
Chevy Chase Voice, Zoning  
Commission Hearings**

**District-led Surveys from RFP:  
2,000 Responses**

**Chevy Chase Neighborhood  
Partners Developer Program  
and Design Survey:  
265 Responses**

109 Seniors

146 Ages 31-61

10 below Age 31





# COMMUNITY PRIORITIES

## WHAT WE HEARD:

### FIT-IN WITH THE COMMUNITY

More traditional materials (brick)  
Prioritize Civic and Community use

### MINIMIZE HEIGHT & IMPACT

60' in height or less, no penthouse  
Generous setbacks

### OPEN, TRANSPARENT AND ACTIVATED

Increased Public Open Space  
World class play spaces

### CELEBRATE ART AND HISTORY

Julian Bond Memorial Bench  
Murals and opportunity for public art

### ACCESSIBLE AND INCLUSIVE

Senior and Family affordable Housing

### HIGH LEVELS OF SUSTAINABILITY





# NEIGHBOR PRIORITIES

## Minimize Impact on Neighboring Homes

### Minimize Height

Building under 60' (57' at roof)  
Auditorium – 23' high  
Northampton – 338' elevation  
Western Neighbors – 345' elevation

### Active Green Spaces

Increase of 100% over current plan

### Strong Neighborhood Connectivity

### Fit in with Connecticut Avenue

Homage to Avalon Theater  
Use of familiar materials



HEIGHT  
DISTANCE



# AFFORDABLE HOUSING

## WHAT WE HEARD:

### STRONG COMMUNITY SUPPORT FOR AFFORDABLE HOUSING:

- 82% Prefer Affordable Housing
- 50% Prefer Mix of Seniors and Family
- 13% Prefer No housing

### Seniors Housing Affordability Preferences:

- 28% - Below \$30,000
- 25% - Below \$50,000
- 27% - Below \$80,000
- 20% above \$100,000

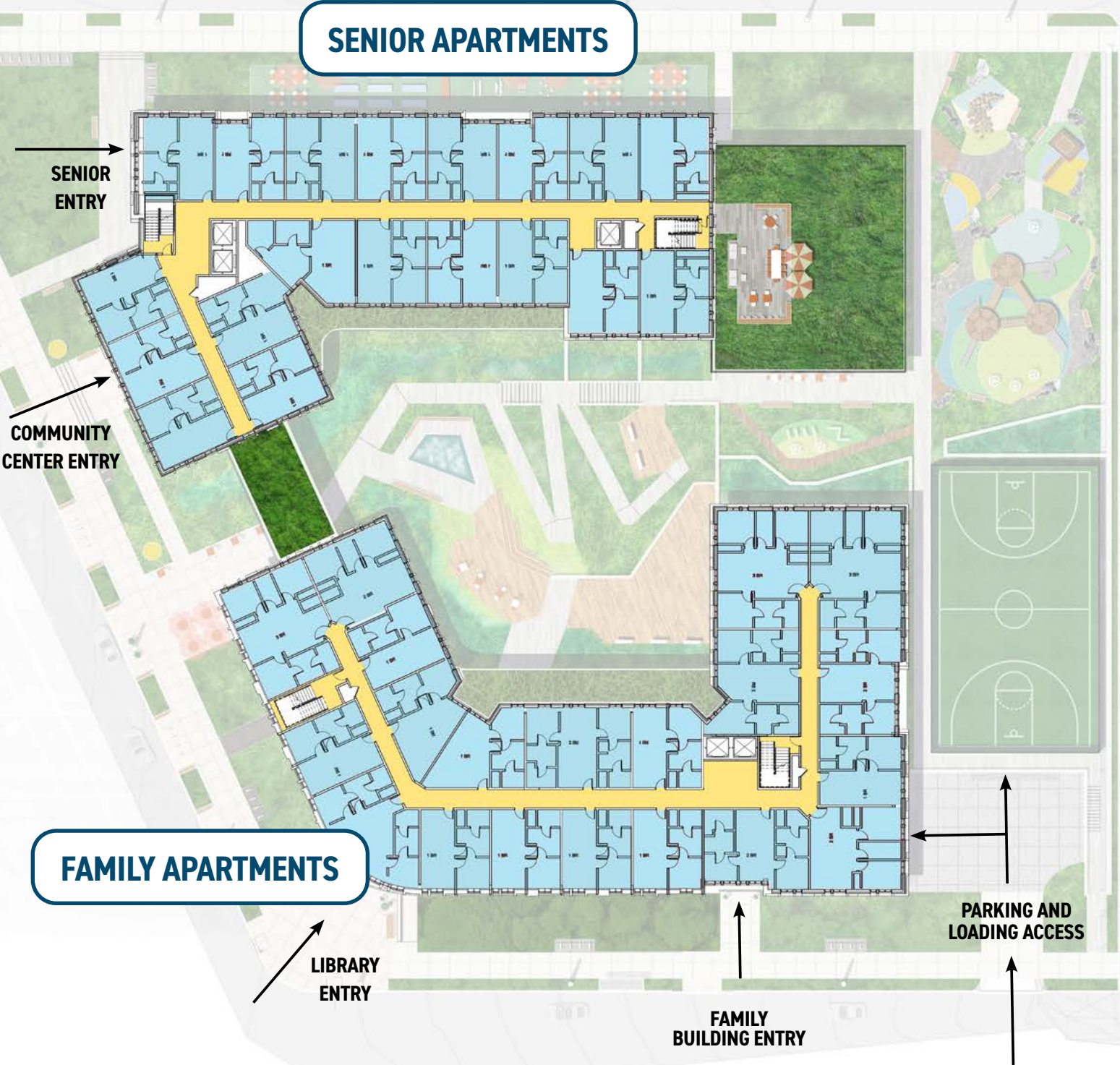
### Family Housing Income Range Preference:

- 23% Below \$35,000
- 25% Below \$57,000
- 26% Below \$91,000
- 26% Above \$115,000

AFFORDABLE COMPONENT			
	FAMILY	SENIOR	TOTAL
	Units	Units	Units
30% MFI	17	16	33
50% MFI	54	52	106
80% MFI	9	8	17
Total Units	80	76	156



Typical Floor Plan





# BUILDING ON OUR STRENGTHS





# COMMUNITY CENTER

## WHAT WE HEARD:

1. Fitness Center & Gym **(65%)**
2. Auditorium **(58%)**
3. Co-working Spaces **(48%)**
4. Café
5. Maker Space
6. Pre-school
7. Teen / Game Room
8. Ballet & Yoga Studios
9. Robotics
10. Fencing





# PUBLIC LIBRARY

## WHAT WE HEARD:

1. World-Class Design
2. Beautiful and Inspiring Spaces
3. Great Children's Programming
4. Co-working & Meeting Spaces
5. Computer & Internet Access
6. Technology & Reading Areas

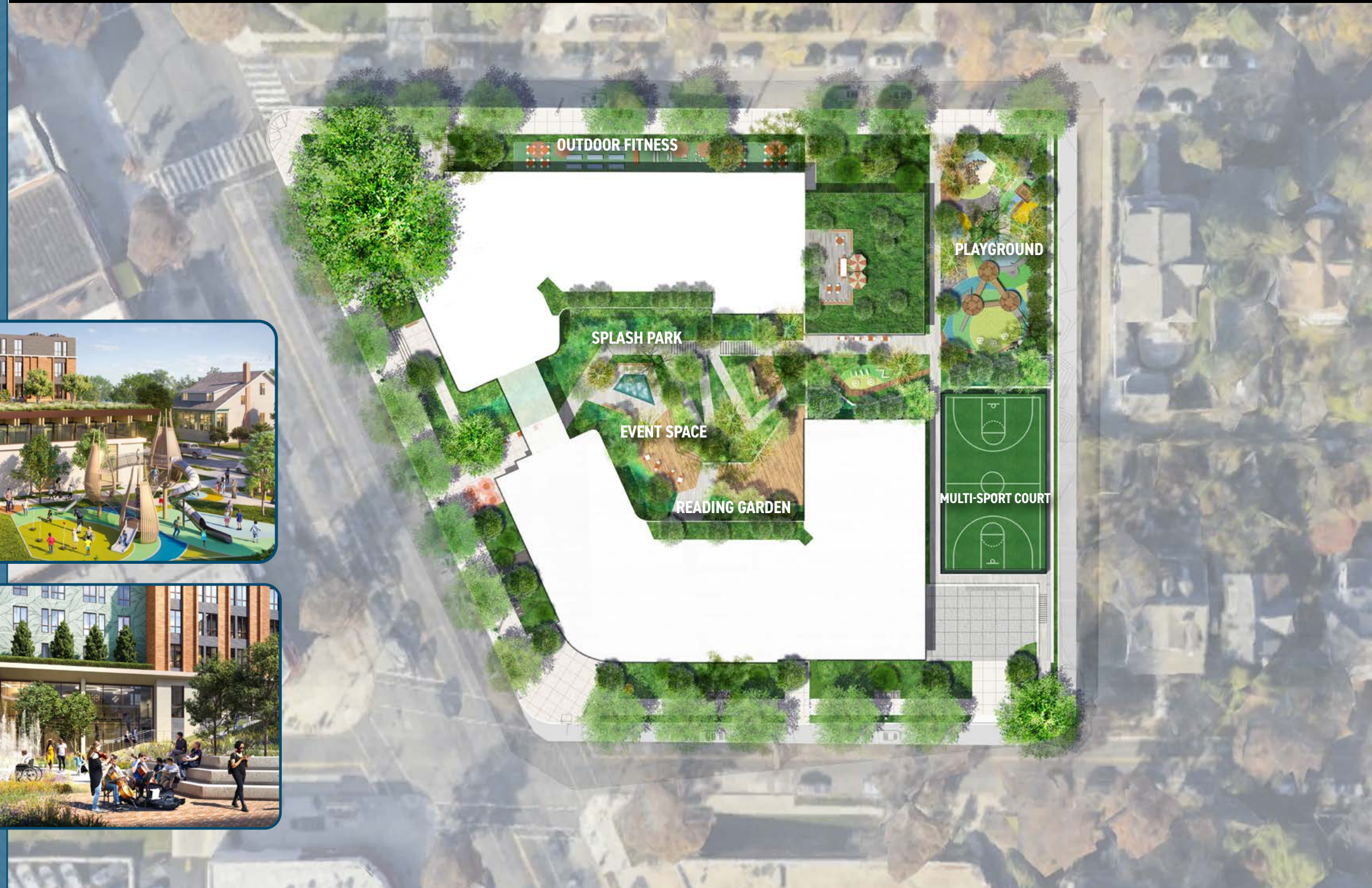




# OUTDOOR SPACES

## WHAT WE HEARD:

1. Signature Playground & Multi-sport court **(77%)**
2. Native Plantings for pollinators **(46%)**
3. Outdoor Fitness **(42%)**
4. Reading Garden
5. Teen-centered Area
6. Event Space
7. Splash Park
8. Public Art





# BUILDING DESIGN

## WHAT WE HEARD:

**STRONG PREFERENCE FOR A MIX OF  
MODERN CIVIC SPACE & TRADITIONAL  
HOUSING ABOVE (48%)**

### **MATERIALITY PREFERENCES:**

**70% prefer BRICK**

**45% prefer GLASS**

**40% prefer WOOD**

**70% Prefer UNDERGROUND PARKING**





# PUBLIC REALM

## GROUND FLOOR:

- COMMUNITY CENTER
- LIBRARY





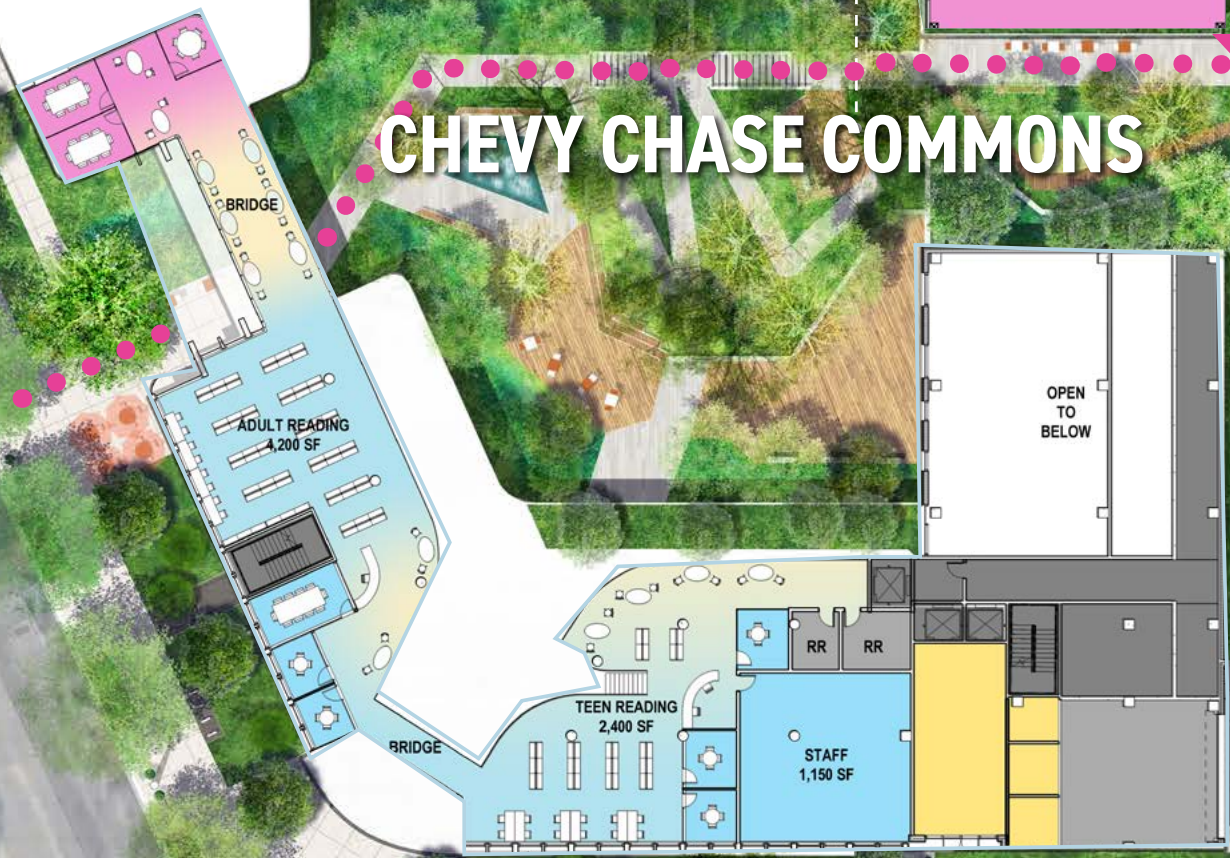
# PUBLIC REALM

## SECOND FLOOR:

- COMMUNITY CENTER
- LIBRARY



## CHEVY CHASE COMMONS





# OUTDOOR SPACES

## PLAYGROUND & SPORT COURT:

### State of the Art Playground by Earthscape

1. Play spaces for multiple ages & abilities
2. Multipurpose Sportcourt (basketball, pickleball, etc.)
3. Heritage trees, Native Plantings and green buffers to screen neighbors
4. Easy neighborhood access from multiple access points
5. Accessible Pathways to Commons
6. Splash Park & Outdoor Fitness





# OUTDOOR SPACES

## CHEVY CHASE COMMONS:

**Welcoming Commons**  
Inclusive space for neighbors

**Outdoor Living Rooms**  
To read & congregate

**Native plantings**  
For pollinators and shade

**Water feature/ Splash Park**  
For neighbors and families





# SUSTAINABILITY

## ENVIRONMENTAL, SOCIAL & ECONOMIC

### Sustainable Commitments

LEED Platinum and EGC+

### On-Site Generation

Maximized Solar with Battery Back-up

### Renewable Materials

Mass-timber and wood frame construction

### Designed for Resiliency

Maximized stormwater management

### 100% Increase in Green Space

For pollinators, shade in a changing climate

### Inclusive Community

Improving access for District Residents





# VISION

A CIVIC CORE FILLED WITH  
PRIDE AND ROOTED IN COMMUNITY



URBAN  
ATLANTIC

CSG  
URBAN PARTNERS

NHT COMMUNITIES