



NW Opportunity Partners
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Expanding affordable housing and economic opportunities in NW DC

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Chevy Chase Civic Core

Creating an Innovative Public-Serving Development

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As the DC Government prepares to hold a public hearing on January 12, 2023 to consider surplus and disposition of city-owned land at the Chevy Chase Civic Core, the central question is: How can the public interest best be protected and advanced to meet critical needs defined in the Comprehensive Plan and the Chevy Chase Small Area Plan? This proposal presents an alternative to private disposition of any part of the property, instead retaining it¹ in public ownership/public stewardship through an innovative collaboration to create a context sensitive *new community within the Chevy Chase community* with a new state-of-the-art library.... a dynamic community center with park and recreation space....and financially sustainable affordable housing.

A model to achieve these goals

Three Partners will plan and carry out the project:

Chevy Chase Community (Community) – A coalition of neighborhood residents & businesses, not-for-profit local organizations, and ANC3/4G

DC Government – Continues to own the land; funds the development of new facilities for the Department of Parks and Recreation (DPR) and the DC Public Library (DCPL); enters a long-term use agreement to transfer the housing portion to the Community Land Trust

Community Land Trust (CLT) – The not-for-profit mission-driven equity partner with considerable affordable housing experience to ensure that public land remains in the public interest in perpetuity, and that the housing component of the project achieves the greatest return on public investment. (See how land trusts work: <https://douglassclt.org/how-do-clts-work/>)

#1: Define each party's space and use requirements

- ◆ DCPL and DPR, in full consultation with the Community, will detail their use requirements for both indoor and outdoor facilities, plus a wish list of additional desired features to be included if possible.
- ◆ The CLT will propose alternatives for a mix of financially sustainable housing including family-sized units of 2-3+ bedrooms, mixed-income rental housing with up to one-third deeply affordable for households with incomes up to 30% Median Family Income (MFI) and

two-thirds for households up to 50%-80% MFI; limited equity cooperatives, rent-to-own or other home ownership models; and other affordable housing models.

- ◆ The *Three Partners* will issue a Request for Qualifications (RFQ) and together select a master planner for the project to incorporate all program elements for the library, community center, and housing.

#2: Develop appropriate financial and legal tools

- ◆ Regardless of whether the functions are housed in one structure or separately, the building(s) and grounds will be subdivided into tax lots and assigned to each of the *Three Partners*.² The DC Government will transfer the tax lots for housing to the CLT to be held in public trust for the life of the project.
- ◆ Cooperation among the *Three Partners* will be sustained through a reciprocal easement agreement that specifies a) how facilities will be shared for a loading dock, elevators, lobbies, basic utility systems, outdoor and other common areas; b) shared expenses such as set asides for maintenance of common facilities and long-term repairs and replacements; c) an ongoing administrative structure to ensure coordination and communication among all parties throughout the life of the project; and d) other relevant operating issues.
- ◆ The Community, in consideration of the needs of the *Three Partners*, will consult with the Office of Planning to define a desired custom zone establishing the height and FAR for the site that fulfills the project needs and respects the residential and commercial character of the neighborhood.
- ◆ The DC Government will pay all pre-development costs including those for site master planning and a design charrette with the *Three Partners*. DCPL and DPR will fully fund redevelopment for the library and community center through appropriations.
- ◆ The CLT and its selected housing finance partner(s) will secure construction funding agreements from a variety of debt and equity sources including the DC Government, philanthropic grants etc.

#3: Design and Development

- ◆ Design of the complex will be innovative and exemplary in its approach to environmental sustainability, neighborhood compatibility, and quality of materials and finishes.
- ◆ The preliminary architectural program, developed with the master planner and the *Three Partners*, will include at minimum:
 - a narrative of the overall goals of the project and the intention for each portion within it
 - types of spaces and how each is intended to function for users
 - a table of requirements for square footage, spatial relationships, and other factors that are particular to each building section
 - a description of requirements for the project to meet a very high LEED standard including selection of energy sources
- ◆ The preliminary architectural program plus other information and conditions will be the foundation of a Request for Proposal (RFP) and selection of a master architect/developer for the site.
- ◆ The selected master architect/developer and *Three Partners* will engage in an intensive design charrette using ArcGIS tools of visualization to model various alternatives. The final architectural program will provide the foundation for the construction documents.
- ◆ DHCD, in consultation with the *Three Partners* and the architect/master developer, will select a construction company to build this *new community within the Chevy Chase community*.

¹ If the city were to acquire any nearby commercial property to expand the size of the project, this would provide more siting and design options for all three functions – library, community center and housing.

² See legal structure with tax lots and shared use in a church/office mixed-use building at First Congregational UCC at 10th and G St., NW - <https://www.firstuccdc.org/wp-content/uploads/2021/03/When-Your-Building-Asset-Becomes-a-Liability.pdf>