

177

HOUSING UNITS

23.5K SF

NEW PUBLIC LIBRARY

21.6K SF

COMMUNITY CENTER

2X+

OPEN SPACE VS. TODAY

THE OPPORTUNITY

The District of Columbia issued a competitive RFP to redevelop the Chevy Chase Civic Site on Connecticut Avenue NW, a high-visibility, publicly-owned gateway parcel anchored by an aging library and community center. The District sought a partner who could replace both facilities while adding housing, all while satisfying the community's high expectations for the site.

Competing teams included nationally recognized developers such as The Community Builders, Gilbane, Urban Atlantic, and EastBanc. Winning required more than a compliant program; it took a design and team the District trusted on a highly visible, decades-debated site.

- RIFT VALLEY'S WINNING APPROACH**
- Assembled a fully DC-based, CBE-certified team: Rift Valley Capital (sponsor developer), GCS-SIGAL (general contractor & co-investor), USP Holding (parking management & co-investor), STUDIOS Architecture, and Oehme, van Sweden (landscape architect).
 - Designed a "Gateway" massing scheme that creates a civic landmark at the Connecticut Avenue entrance to the city while stepping down in scale along McKinley Street NW to respect neighboring homes.
 - Delivered a mixed-income program, market, workforce, and low-income housing together, with parking pushed fully below grade to more than double usable open space.

THE RESULT

In January 2026, Mayor Muriel Bowser and DMPED selected Rift Valley Chevy Chase, LLC as the winning proposal.

The approved project delivers:

- New 23,500 SF library and 21,600 SF community center, exceeding DCPL and DPR space requirements
- 177 housing units: 54 affordable (30%–50% AMI) and 123 market-rate, spanning studios to 3-bedroom homes
- ~8,000 SF of neighborhood-serving retail

Why It Matters For Partners

Chevy Chase shows Rift Valley's ability to lead a multidisciplinary team through a rigorous public RFP, aligning architecture, landscape design, construction, and community engagement into one winning submission.



Rift Valley Capital	GCS-SIGAL	USP Holding	STUDIOS Architecture	Oehme, van Sweden
Sponsor Developer	General Contractor & Co-Investor	Parking Management & Co-Investor	Project Architect	Landscape Architect

HOW THE PROPOSAL SCORED AGAINST RFP GOALS		
New Civic Center	EXCEEDS	Iconic architecture featuring the full range of programming outlined in the RFP
Open Space	EXCEEDS	Greatly expands usable public space relative to the current site design
Activated Streetscape	EXCEEDS	Connecticut Avenue enlivened with civic and commercial frontage
Housing	EXCEEDS	Addresses a broad range of incomes, including market, workforce, and low-income households
Unit Types	EXCEEDS	Studios to three-bedrooms, serving singles, empty-nesters, and families alike
Parking	EXCEEDS	All existing civic spaces replaced below grade, with added public access