



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



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# Waterfront Station Parcel

## Pre-Response Conference and Tour

### April 24, 2015

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## AGENDA

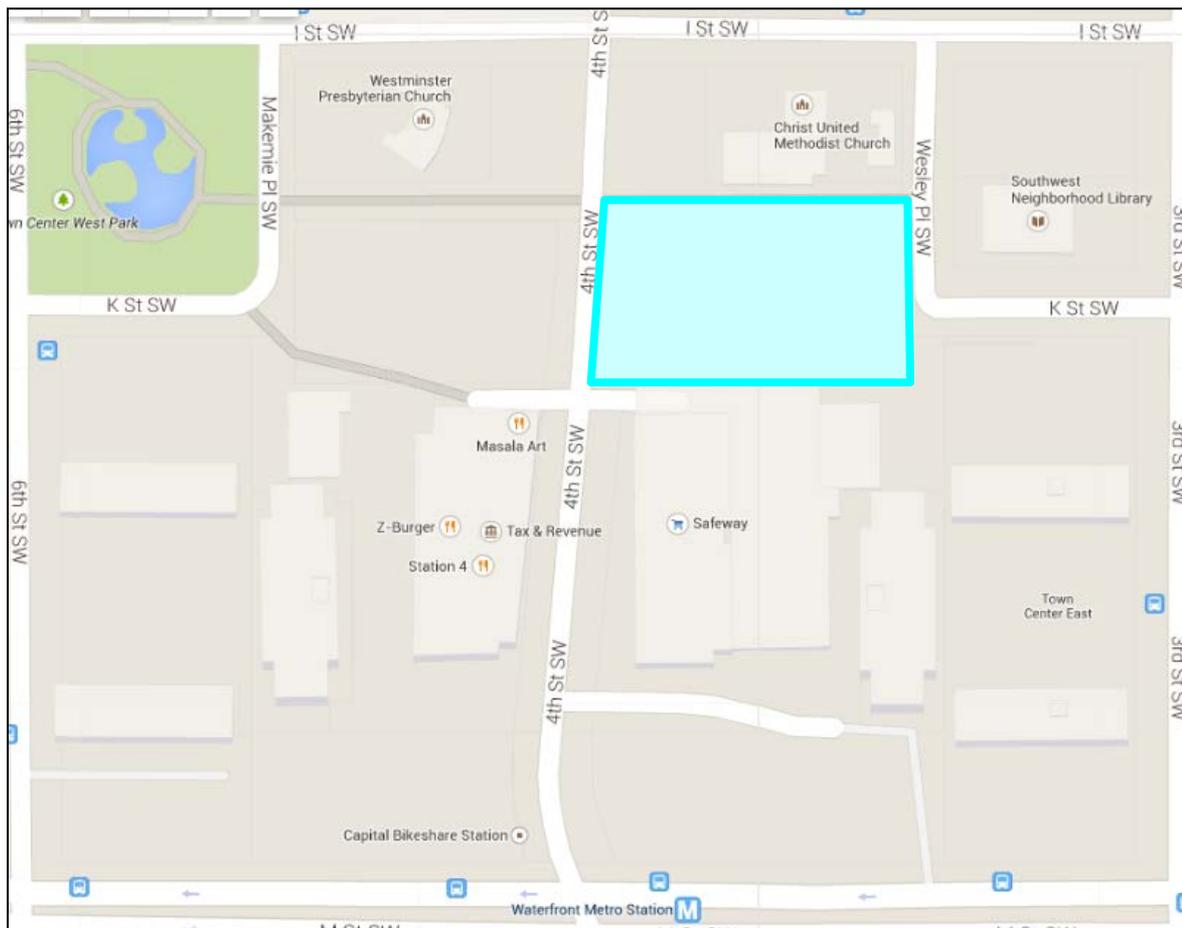
- Introductions
- Site Overview
- Questions and Answers
- Summary
- Site Tour



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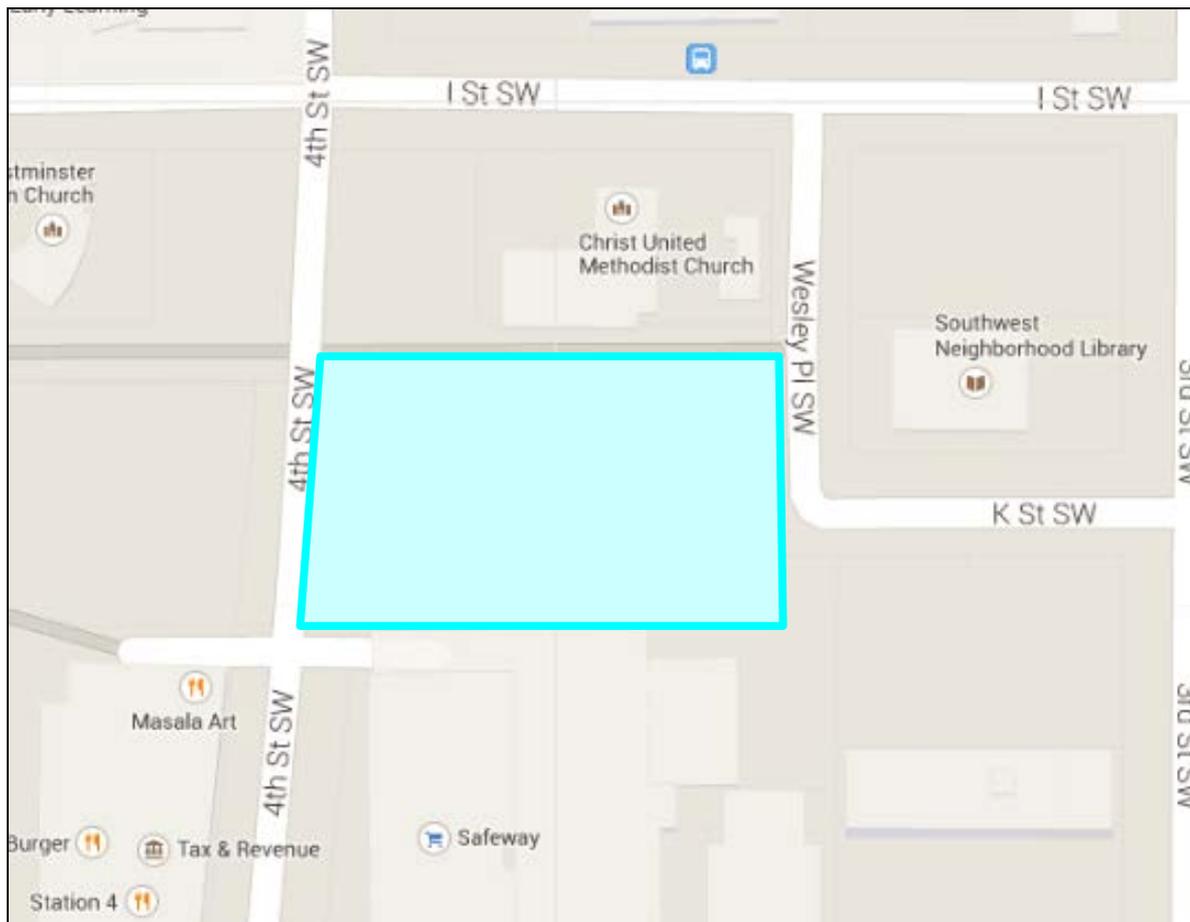
<b>1000 4<sup>th</sup> Street, SW</b>
SSL: 0542 0822
Size: 59,044 SF
ANC 6D
Zoning : C-3-C (per First-Stage PUD Order 02-38A)
400,000 SF (per First-Stage PUD Order 02-38A)
12 – 13 stories (per First-Stage PUD Order 02-38A)
Anacostia Waterfront Development Zone
Southwest Small Area Plan



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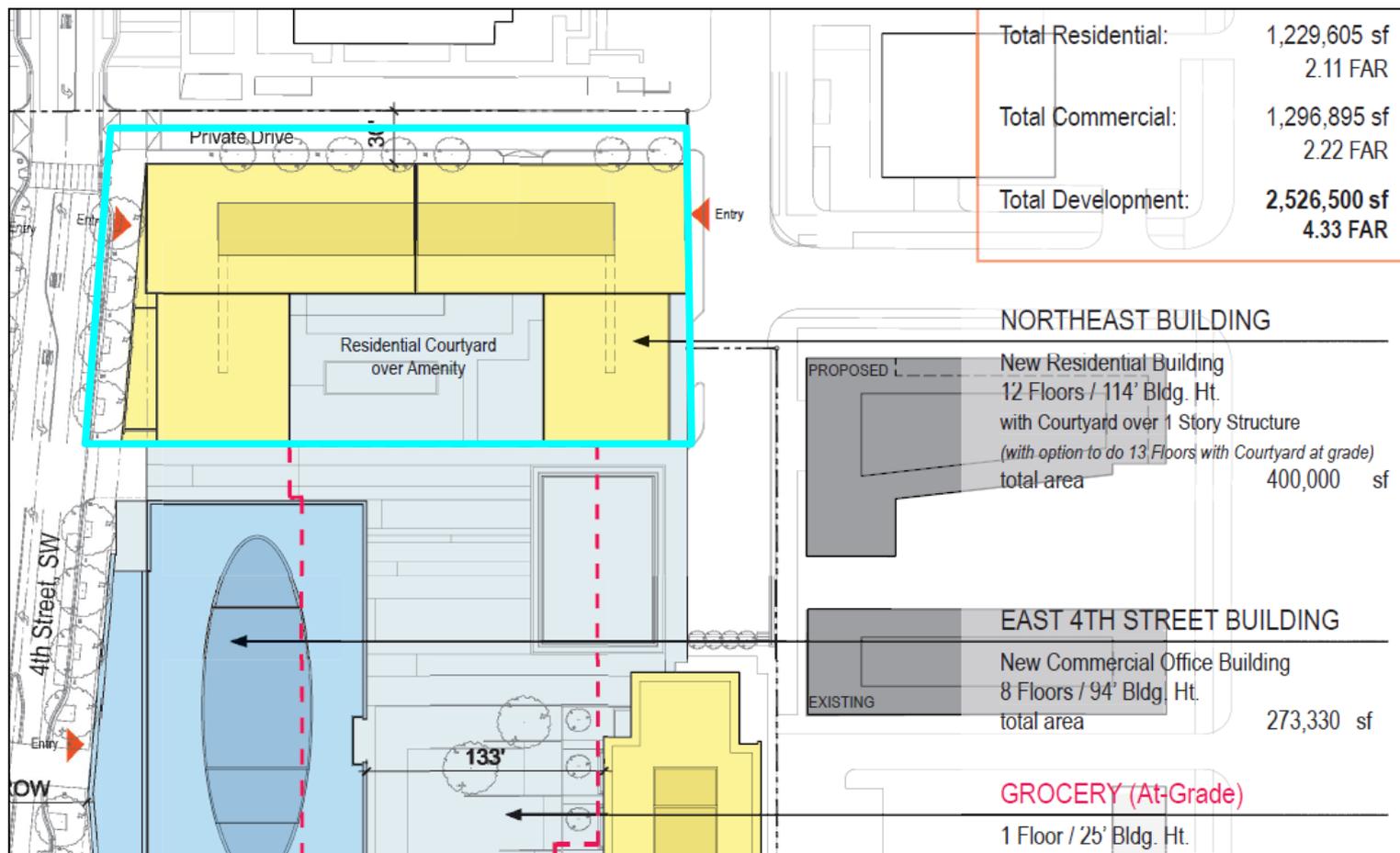
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Excerpt from *Stage 1 PUD Modification Application Supplemental Prehearing Submission*, page 2.0.



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## Vision

- High density, mixed use development with mixed-income residential and ground floor, neighborhood serving retail.

## Development Goals

- Maximize economic value to the District
- Create affordable housing opportunities
- High architectural design quality
- Economic viability
- Mix of uses that are compatible with and leverage surrounding neighborhood development
- Responsive to community and stakeholder preferences
- Local and small business neighborhood serving retail



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## Affordability Requirements

- At a minimum, proposals for residential development must include the number of Affordable Dwelling Units (ADUs) at Area Median Income (AMI) levels (as defined in the RFP) that are required by the PUD, District law, and the executed Land Use Restriction Agreement (LURA).
- Site is subject to:
  - Inclusionary Zoning (11 DCMR §§ 2600 et seq.)
  - Disposition of District Land for Affordable Housing Amendment Act of 2014 (D.C. Act 20-485)
  - Anacostia Waterfront Initiative and the Affordable Housing For-Sale and Rental Distribution Amendment Act of 2009 (D.C. Law 18-107), codified in D.C. Official Code §§ 2-1226.02 et seq.



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## Additional Requirements

Environmental regulations including:

- Green Building Act of 2006 (D.C. Official Code § 6-1451.01)
- Stormwater management regulations (DCMR Title 21, Chap. 5)
- Anacostia Waterfront Environmental Standards Act of 2008 (D.C. Law 17-138)

First Source Agreement:

- At least 51% residents of DC for all new jobs created by the development project
- At least 51% of apprentices and trainees employed are residents of DC and are registered in apprenticeship programs approved by the DC Apprenticeship Council

Small and Certified Business Enterprise Development and Assistance Act of 2005 (D.C. Official Code §§ 2-218.01):

- At least 35% of the contract dollar volume of the project must be contracted to Small Business Enterprises (SBE)
  - 20% CBE equity
  - 20% CBE on non-construction development goods and services
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## Selection Timetable

RFP Issued	April 17, 2015
Pre-Response Conference and Site Tour	April 24, 2015
<b>RFP Proposal Submission Deadline</b>	<b>May 22, 2015 (3:00pm)</b>
Selection Panel Convenes	June 2015
Notification of Short Listed Development Teams (if applicable)	June 2015
Interviews (if applicable)	June 2015
Community Presentation by Respondents	July 2015
Request for Best and Final Offer (if applicable)	July 2015
Best and Final Submission Due (if applicable)	July 2015
Final Selection of Development Team	August 2015
Submission of Disposition Agreement & Accompanying Legislation to DC Council	TBD



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## Questions

- RFP Updates will be posted on the project website:  
<http://dmped.dc.gov/node/1048432>
- Please submit questions on a 3" x 5" notecard.
- All questions will be posted in a FAQ on the project website.