



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



Truxton Circle

1520-1522 North Capitol Street, NW

Pre-Response Conference and Site Tour

April 29, 2015



AGENDA

- Introductions
- Site Overview
- Question and Answer Session
- Summary
- Site Tour



DMPED Team Members Present

➤ Tsega Bekele, Project Manager

- tsega.bekele@dc.gov
- (202) 724-2370

➤ Joe Lapan, Supervisory Project Manager



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1520-1522 North Capitol Street, NW
SSL: 0615 0842
Size: 4,982 SF
ANC 5E
Zoning : C-2-A
Owner: District of Columbia
Status: Vacant
2014 Tax Assessed Value: \$747,300
Mid City East Small Area Plan



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Mid City East Small Area Plan



Vision

- Matter-of-right, neighborhood appropriate development

Development Goals

- Activate the Site and surrounding area
- Incorporate the goals, objectives, and recommendations of the Mid City East Small Area Plan
- Advance opportunities for local residents and businesses
- Be responsive to community and stakeholder preferences



Affordability Requirements

- If applicable, respondents who include residential uses should designate an appropriate percentage of any residential units as affordable housing so as to meet or exceed:
 - Inclusionary Zoning requirements (11 DCMR § 2600 et seq.) and
 - Requirements outlined in the Disposition of District Land for Affordable Housing Amendment Act of 2014 (D.C. Law 20-193)
 - **Note:** Appropriate Area Median Income (AMI) levels and utility allowances are given in the RFP



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)

First Source Agreement with Department of Employment Services:

- 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 29, 2015
RFP Proposal Submission Deadline	May 29, 2015 (3:00pm)
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	TBD
Submission of Disposition Agreement & Accompanying Legislation to DC Council	TBD



Questions

- RFP Updates will be posted on the project website:
<http://dmped.dc.gov/node/1048822>
- Please submit any questions on a 3” x 5” notecard.
- All questions will be posted in a FAQ on the project website.