

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



Surplus Meeting
Parcels F-1 and G-1
Hill East District Redevelopment (Phase 1)

Date: Thursday, October 29th, 2014
Time: 6:00-8:00 pm
Location: St. Coletta of Greater Washington
1901 Independence Avenue SE, Washington, DC 20003

Moderator: Ketan Gada, Director, Hill East District Redevelopment
Office of the Deputy Mayor for Planning and Economic Development

1. Introductions
2. Site Information
3. Overview of 10-801 Surplus Legislation Process
4. Surplus Feedback Process
 - a. Public comments will be solicited from participants. We ask that everyone be patient, courteous, and respectful of others.
 - b. Each commentator will have 3 minutes to deliver his or her comments. If the comments go beyond the 3 minute mark, we will request that the remainder of the comments be submitted in writing via email or through regular mail.
 - c. If you cannot present at this meeting or would like to offer additional comments, these may be submitted in writing to Ketan Gada, Director, Hill East District Redevelopment, at ketan.gada@dc.gov or to 1350 Pennsylvania Ave, NW Suite 317, Washington, DC 20004.
 - d. The record will be opened until November 10, 2014.
5. Meeting Adjourns



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SURPLUS MEETING

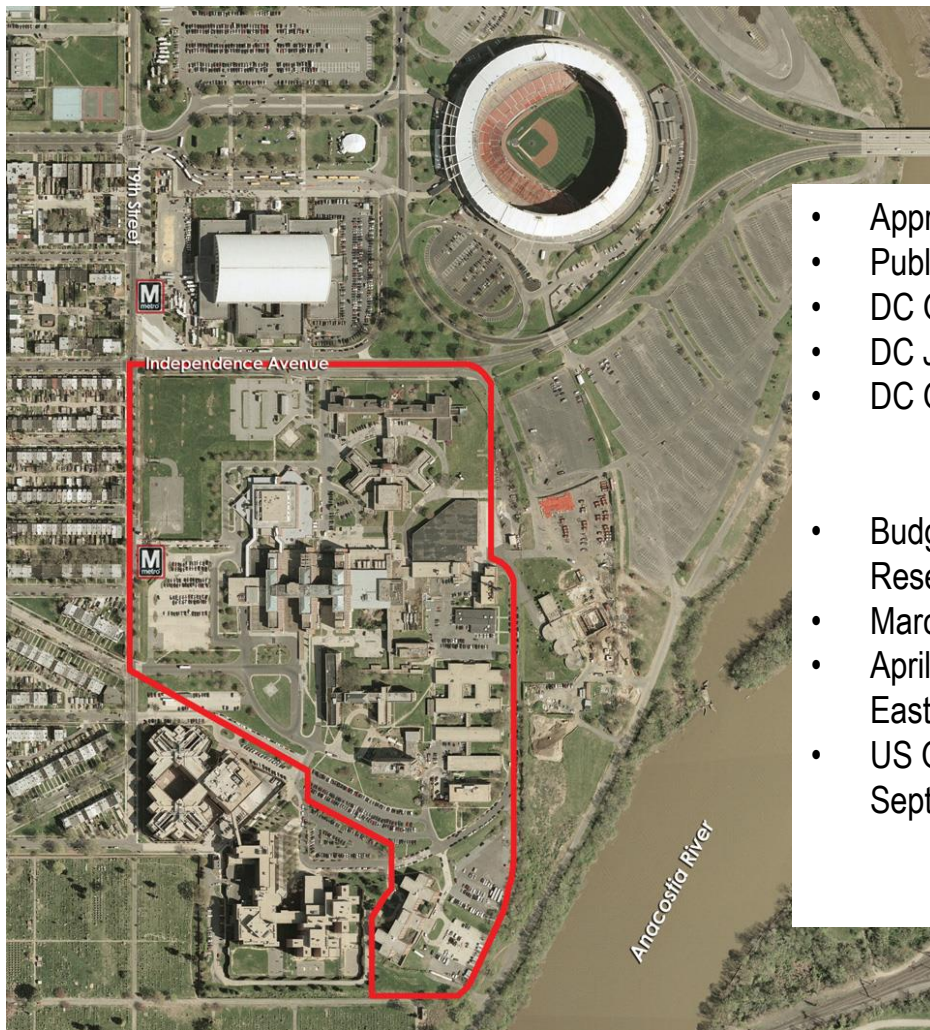
**Hill East District Redevelopment (Phase 1)
Parcels F-1 and G-1**





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Hill East District (Reservation 13) Background:



- Approx. 67 Acres of land, including DC jail.
- Public health facility since 1846.
- DC General Hospital in 1953.
- DC Jail built in 1976.
- DC General Hospital closed in 2001
- Budget Act of 2002 authorized OP to start the Master Plan for Reservation 13.
- March, 2003 OP created final Master Plan for Reservation 13
- April, 2009 Zoning Commission approved and created new Hill East Zoning District.
- US General Services conveyed Hill East District to DC on September 14, 2010.

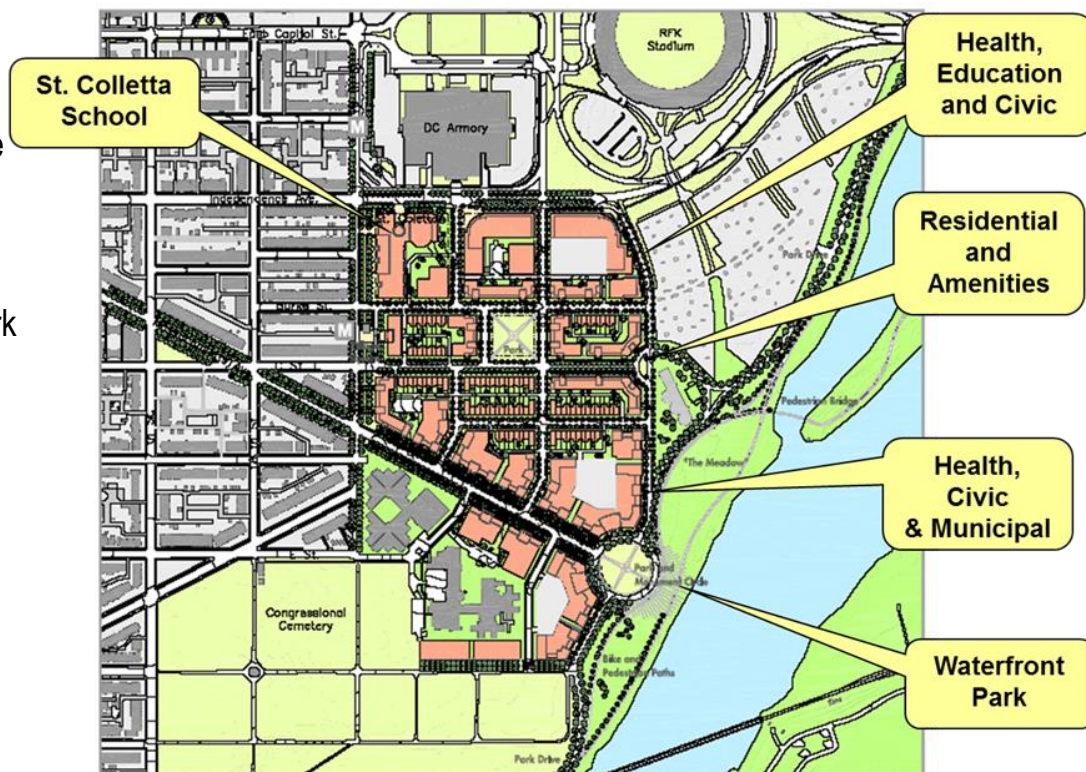


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Hill East Master Plan identifies 50 acres of Hill East to be transformed into a vibrant, mixed-use urban waterfront community.

Redevelopment Goals of Hill East

- Reconnect the Capitol Hill neighborhood to the Anacostia River.
- Create a mixed-use and mixed-income community.
- Extend Massachusetts Avenue and the network of east-west streets so as to weave the new development into the fabric of the existing Hill East community.
- Create a model for sustainable infrastructure development.
- 30% Affordable Housing Units per AWC 2008 Act.
- Provide jobs and economic opportunities for District residents and CBEs



Source: Office of Planning – February, 2004

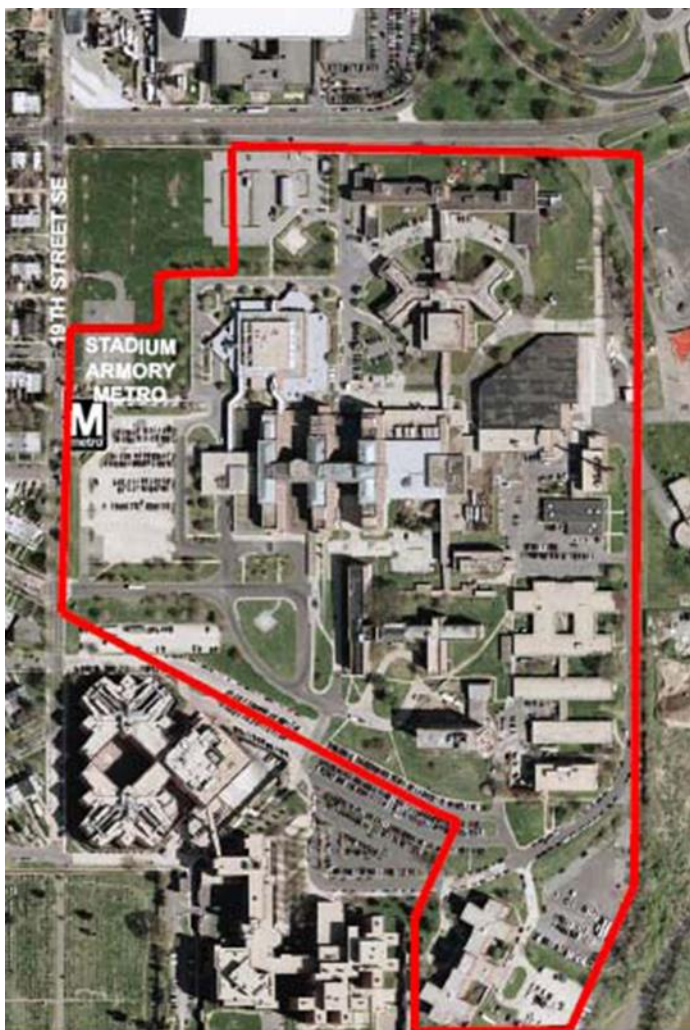


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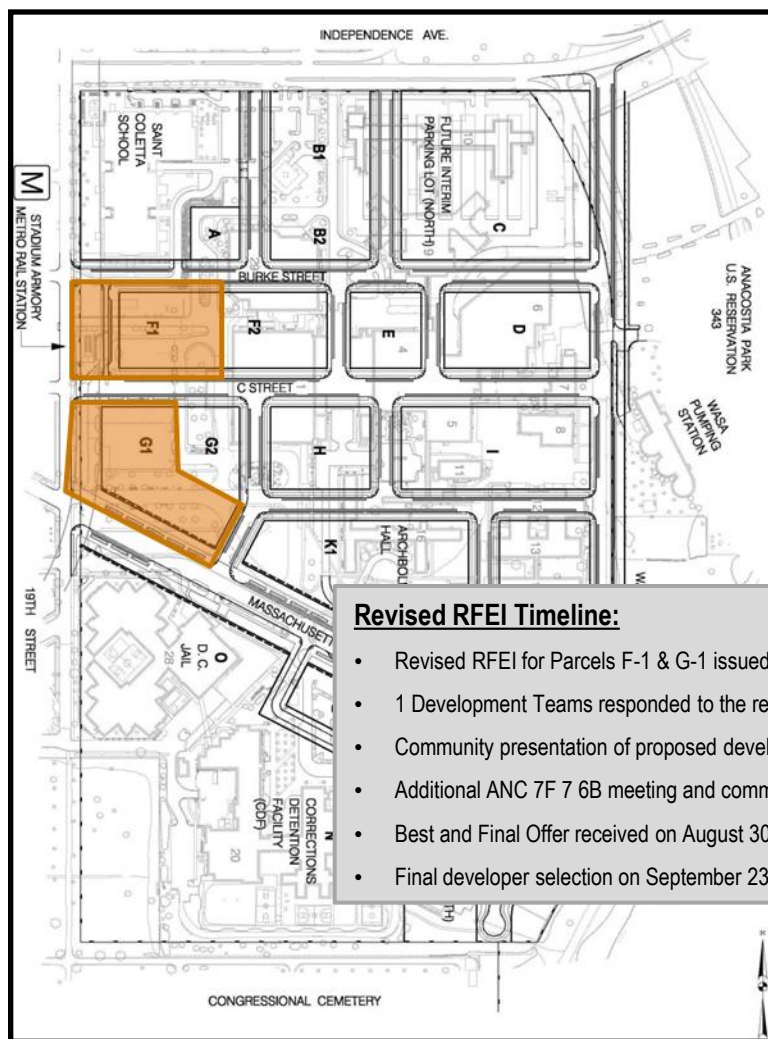
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Original RFEI in May 2008 – Hill East District Redevelopment



Revised RFEI issued in October 2012 – Parcels F-1 and G-1
Hill East District Redevelopment (Phase 1)



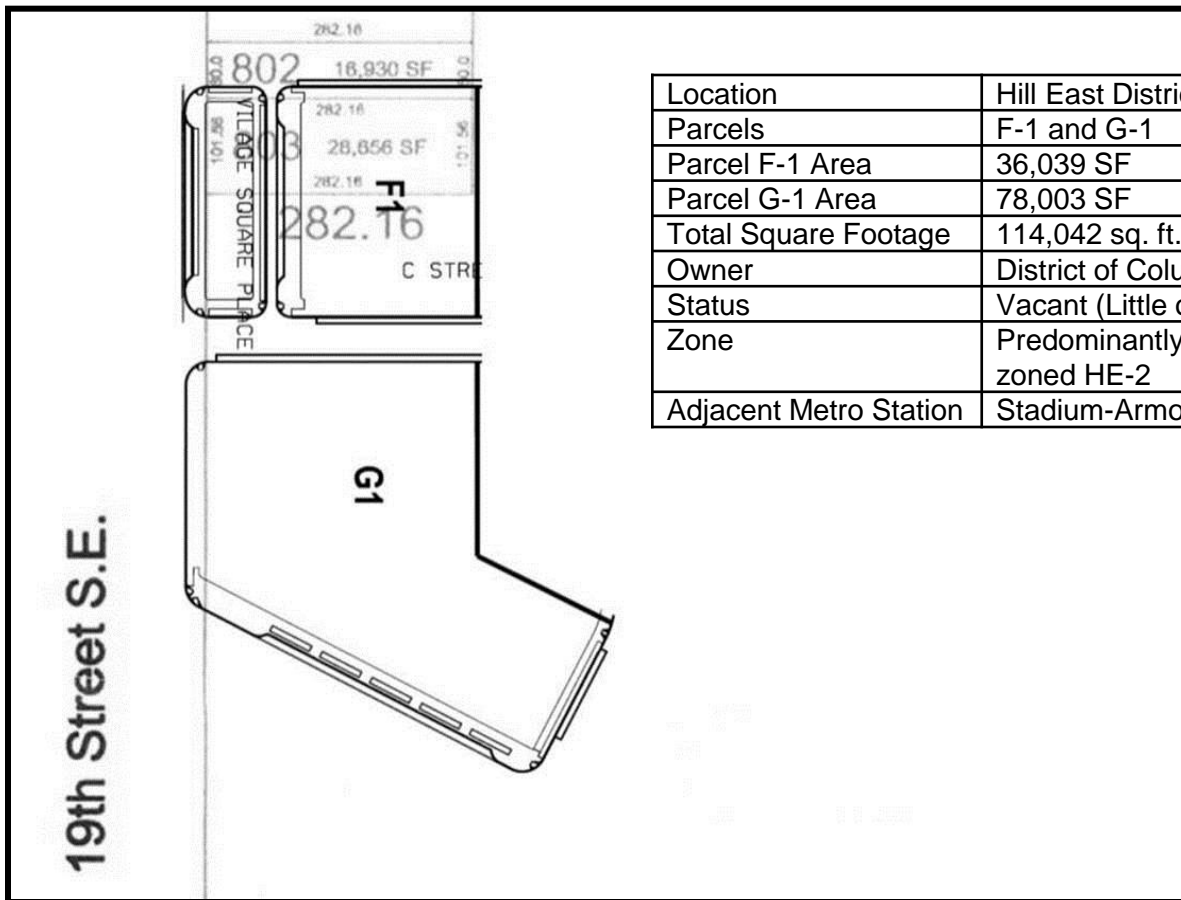
Revised RFEI Timeline:

- Revised RFEI for Parcels F-1 & G-1 issued on October 4, 2012
- 1 Development Teams responded to the revised RFEI on January 17, 2013
- Community presentation of proposed development on April 24, 2013
- Additional ANC 7F 7 6B meeting and comments
- Best and Final Offer received on August 30, 2013
- Final developer selection on September 23, 2013



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Parcels F-1 7 G-1 (Hill East District Redevelopment – Phase 1):



Location	Hill East District
Parcels	F-1 and G-1
Parcel F-1 Area	36,039 SF
Parcel G-1 Area	78,003 SF
Total Square Footage	114,042 sq. ft.
Owner	District of Columbia (DMPED)
Status	Vacant (Little or No Improvements)
Zone	Predominantly zoned HE-1 with a portion of the G1 parcel zoned HE-2
Adjacent Metro Station	Stadium-Armory Metro Station



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District Contact:

Ketan Gada

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Date _____

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Date _____

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