



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

## Parcel 42 – Pre Response Conference 9 May 2012

- Ward: 2; Shaw Neighborhood
- Gross Area : Approximately 17,008 sqft (15,317 sqft/1,691 sqft)
- Zoned:
  - 0106: A/C-2-B, Commercial
  - 0803: R-4, Residential





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**Vision:**

- Mixed Use Development with ground floor retail and a mixed income residential rental component, with a preference for taking development through a PUD

**Desired Development Characteristics:**

- High architectural design quality that maximizes density
- Economic viability
- Mixed income residential rental component that maximizes affordability based on the District's contribution of land value
- Local and small business neighborhood serving retail
- Transit oriented development that reflects the project's adjacency to the Shaw/Howard Metro
- Supports community's vision



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**District and/or DMPED Requirements:**

- Compliance with DC Green Building Act of 2006
- First Source:
  - DMPED strongly encourages that partners will achieve 51% compliance (hiring DC residents for 51% of all jobs on the program)
- CBE Agreement: Minimum
  - 35% of adjusted development budget must be contracted to CBEs
  - 20% CBE equity
  - 20% CBE participation

**Affordable Housing Requirement:**

- Minimum IZ
- Seeking responses which maximize affordability at or below 80% AMI and based on the District's contribution of land value



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**Timeline:**

<b>1. Issuance of RFEI</b>	<b>April 20, 2012</b>
Pre-Response Conference (2-3pm)	May 9, 2012
<b>2. RFEI Proposal Submission Deadline (3pm)</b>	<b>July 26, 2012</b>
<b>3. Selection Recommendation Panel Convenes</b>	<b>Summer, 2012</b>
<b>4. Notification of Short Listed Development Team Respondents (If Applicable)</b>	<b>Late Summer, 2012</b>
Community Presentation by Development Team Respondents	Fall, 2012
Request for Best and Final Offer (If Applicable)	TBD, 2012
Best and Final Submission Due Date (If Applicable)	TBD, 2012
<b>5. Final Selection of Development Team</b>	<b>Late Fall, 2012</b>
Submission of Disposition Agmt & Accompanying Leg to DC Council	TBD

**Primary Point of Contact:**

- Ivan Matthews; DMPED Project Mgr: 202-286-8814; [ivan.matthews@dc.gov](mailto:ivan.matthews@dc.gov)

**Updates Posted:**

- Please check: [HTTP://DMPED.DC.GOV/](http://DMPED.DC.GOV/) Development Opportunities Tab

## **Questions and Answers from Parcel 42 Pre Response Conference on 9 May 2012**

### **1. How many affordable units will be set aside?**

A. The development will have to meet, at a minimum, the Districts Inclusionary Zoning Regulation (DC Law 16-275; DC Official Code 6-1041.01 et seq; DCMR Title 11 Chapter 26). However, we are seeking creative development responses which target a higher number of affordable units and the District is dedicating the value of the land to assist with this objective. Please reference page 6 of the RFEI.

### **2. Is affordable housing a review criteria?**

A. Yes, please reference page 10,11,15 of the RFEI for additional information.

### **3. Is there a city and/or community preference for condos vs apartments, or will the market be the determining factor?**

A. We are seeking a mixed use development with ground floor retail and a mixed income residential rental component. Please reference page 6 and Appendix A, the ANC Resolution, of the RFEI for additional information.

### **4. Is there a "type of retail" preference?**

A. We are seeking neighborhood serving retail. Please reference page 6 and Appendix A, the ANC Resolution, of the RFEI for additional information.

### **5. How much do you plan to increase the density?**

A. We would like the selected developer to take the development through a PUD to maximize the density. According to the Office of Planning, Lot 106 could achieve a FAR up to 6.0, of which a maximum of 2.0 FAR can be utilized for non-residential uses, with Zoning Commission approval. Please reference page 4 of the RFEI for additional information.

### **6. Does this mean PUD w/zoning change?**

A. We would not expect a request to change the zoning, but rather a PUD within the existing C2B PUD limits noted .

### **7. Is a PUD a pre-requisite?**

A. No, respondents can submit a by right development proposal. However, we are encouraging respondents to submit PUD development proposals in order to maximize density. Please reference page 2 of the RFEI for additional information.

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PARCEL 42 PRE RESPONSE CONFERENCE

9 MAY 2012

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