



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

5th and I– Pre Response Conference 7 June 2013
901 5th St NW



Ivan Matthews
Ivan.Matthews@dc.gov
202-286-8814



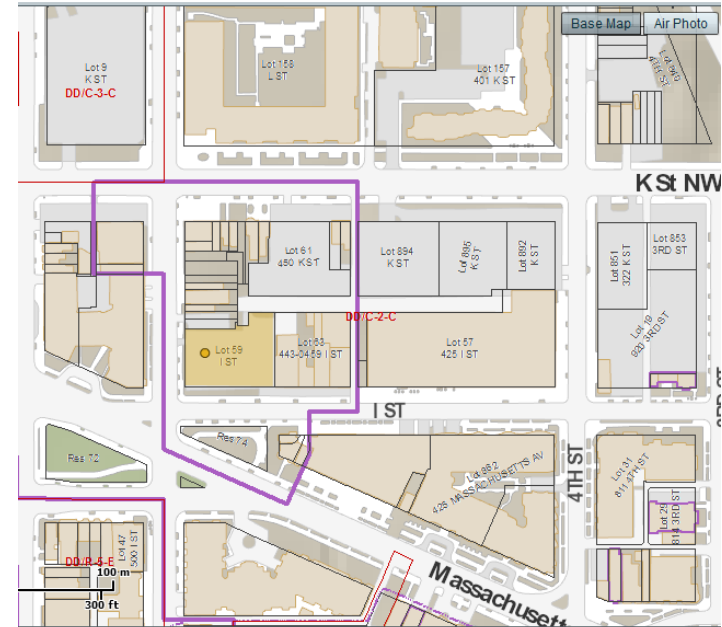
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development

Property Description:

- Ward: 6; Mt Vernon Triangle
- Gross Area: 20,641 sqft

Zoning:

- C-2-C; medium-high density development
- DD, Mt Vernon Triangle Overlays
 - Greater density and height (130 ft) if conditions met
 - Ground floor retail requirements
 - Residential requirements
- Mt Vernon Triangle Historic District
 - Phase 1 Archaeological Study
 - HPRB design review
- Housing Priority Area “A”
- Mt Vernon Triangle Action Agenda





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

Vision:

- By Right, High Density, Mixed Use Development with ground floor retail and a mixed income residential component

Development Goals/Preferences:

- Maximize economic value to the District
- Create employment opportunities for local residents and businesses
- Fee simple or ground lease (min 30 years) disposition
- Accelerated development timeline

Desired Development Characteristics:

- High architectural design quality that maximizes density
- Economic viability
- Residential rental or condominium component that includes affordable housing
- Robust local and small business neighborhood serving retail
- Transit oriented development that reflects the project's adjacency to multiple Metro stations



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

District and/or DMPED Requirements:

- Compliance with DC Green Building Act of 2006
- First Source:
 - Hire DC residents for at least 51% of all jobs
 - Hire DC residents for at least 51% of all apprenticeship and trainee programs
- CBE Agreement: Minimum
 - 35% of adjusted development budget must be contracted to CBEs
 - 20% CBE equity
 - 20% CBE participation
- If proposing Hotel Use: Respondent needs to execute a Labor Peace Agreement
- Affordable Housing Requirement: Minimum equivalent to IZ
- Term Sheet shall serve as the basis for disposition agreement negotiations
- No DC public subsidy will be considered to fill developer funding gaps or shortfalls



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

RFEI Corrections:

- **Correction 1:**
 - **For Sale @ 60% AMI:**

Unit Type	Stated in RFEI	Correct Value
Studio	\$152,000	\$150,000
1 Bedroom	\$168,200	\$151,100
2 Bedroom	\$176,200	\$154,200
3 Bedroom	\$212,800	\$190,200

- **Correction 2:**
 - **RFEI Responses due 3pm 19 July 2013**
- **Correction 3:**
 - **Lay-bys generally not supportive for this site (DDOT)**



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

Timeline:

1. Issuance of RFEI	April 25, 2013
Pre-Response Conference (2-3pm)	June 7, 2013
2. RFEI Proposal Submission Deadline (3pm)	July 19, 2013
3. Selection Recommendation Panel Convenes	Summer, 2013
4. Notification of Short Listed Development Team Respondents (If Applicable)	Late Summer, 2013
Community Presentation by Development Team Respondents	Fall, 2013
Request for Best and Final Offer (If Applicable)	TBD, 2013
Best and Final Submission Due Date (If Applicable)	TBD, 2013
5. Final Selection of Development Team	Late Fall, 2013
Submission of Disposition Agmt & Accompanying Leg to DC Council	TBD

Updates Posted:

- <http://dmped.dc.gov/DC/DMPED/Opportunities/Development+Opportunities+and+Solicitations>



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

Primary Point of Contact:

- Ivan Matthews; DMPED Project Mgr: 202-286-8814; ivan.matthews@dc.gov

Agency Partner Comments:

Questions: