

# Capitol Vista RFP: Questions and Answers

2<sup>nd</sup> and H Streets, NW | Square 0563N, Lots 0002-0006, 0800-0805

The following questions were asked by attendees of the Capitol Vista Request for Proposals (RFP) Pre-Response Information Session & Site Tour on May 6<sup>th</sup>, 2015, or submitted via e-mail to [lee.goldstein@dc.gov](mailto:lee.goldstein@dc.gov).

**Q: Where is the property line? Does the District have a plat or survey of the property?**

A: An Amendment to the RFP has been posted on the website that replaces Figure 1, the “(Development Parcel Map),” from page 3 of the RFP, with an updated map labeled “**RFP AMENDMENT: Capitol Vista Map (SQ. 0563N).**” [Source: Office of the Chief Technology Officer] The amended map provides more accurate details on the lot lines of the property; however, this map is for informational purposes only, and respondents are encouraged to perform their own due diligence on the site.

**Q: Does the District have a sense of what it would like to see in terms of program/use, and density/massing, etc.?**

A: The District does not have a specific preference for a particular development program or programmatic use. Competitive projects will be financially viable, well-integrated with the surrounding neighborhood and built environment, and meet the District’s policy goals outlined in the RFP. Uses and density should be compatible with current zoning and land use designations, and/or be justifiable through a PUD or request for variance.

**Q: Can a respondent propose to up-zone the parcel through a Planned Unit Development (PUD)?**

A: Yes, respondents can propose a PUD. The District’s Comprehensive Plan identifies the site for mixed use high density residential/commercial.

**Q: Is there an option to build on the park space to the north of the property?**

A: Not at this time; however there is potential, but no guarantee, that these parcels could become available for development in the future. The two parcels just to the north of the property are federal reservations 193 and 194, respectively, and are currently controlled by the National Park Service. The DC Office of Planning has had initial conversations with NPS about the possibility of transferring these reservations to the District. Responses should not be dependent upon acquisition of these parcels, which are currently outside of District control.

**Q: Does the District have additional plans, environmental reports, or other relevant studies on the parcel?**

A: The District does not have any additional information to share on the property at this time beyond the information currently available in the RFP. It is expected respondents will perform any necessary assessments based on the information session and site tour, as well as any public information readily available.

**Q: What is the right of way for New Jersey Avenue?**

A: 160 feet.

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**Q: How long will it take to award the RFP?**

A: The length of time to award the RFP is at the sole discretion of DMPED. It is anticipated that a development team will be selected by the Fall of 2015. The timeline may be affected by the need for a short-list and/or the District's request for a Best and Final Offer (BAFO) process.