

# Parcel 42 RFP: Questions and Answers

1707 7<sup>th</sup> Street, NW | Square 0442, Lots 0106, 0803

The following questions were asked by attendees of the Parcel 42 Request for Proposals (RFP) Pre-Response Information Session & Site Tour on September 9th, 2015, or submitted via e-mail to Parcel42@dc.gov.

**Q: Are there civil drawing, site drawings, or a survey available?**

A: Please see the Phase 1 Environmental Site Assessment report (pages 30- 48). These are for illustrative purposes only. Respondents should not rely on this information and should conduct their own due diligence.

**Q: Is there a Phase 1 Environmental available? Do you know if there was a gas station on the site?**

A: Please see the Phase 1 Environmental Site Assessment report. There was a gas station on the site as indicated in the Environmental Site Assessment (page 5). Respondents should not rely on this information and should conduct their own due diligence.

**Q: Is there any risk mitigation/assurity for developers?**

A: As noted in the RFP, Respondents pursue this solicitation at their own risk. The property will be transferred “as-is.”

**Q: Can Respondents propose using subsidies for providing additional affordable housing?**

A: DMPED will not provide direct subsidy, but Respondents can propose a financing strategy that involves additional sources of financing to make the project feasible.

**Q: As a Resident I’m concerned about crime at the metro. Will there be a plan to address this concern and community problem?**

A: DMPED will coordinate with MPD to ensure that crime at the Metro station is addressed through the appropriate channels.

**Q: What if anything was decided about possibly closing or moving the alley to make it all one site?**

A: The District has not made a decision on how to treat the alley. We are looking to the development community to propose creative solutions that may include a range of ways to address the traffic needs of the site and others who use the alley.

**Q: What’s more important: the city setting the most value for the land or the most affordable housing?**

A: The District will do its best to balance the needs for more affordable housing with obtaining an appropriate land value.

**Q: Will presentations to ANC 6E take place at same time as community presentation?**

A: The District will coordinate all community presentations with ANC 6E.

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**Q: Tab 3 asks for the following statements from the Respondent Team's entities:**

- **Statement Regarding Debarments, Suspensions, Bankruptcy, or Loan Defaults**
- **Evidence Regarding Tax Liabilities**
- **Evidence Regarding Litigation**

**Q1. Are the above statements standard forms that can be obtained from DC Government?**

A: These are not standard forms. The team just needs to must include a statement in the submission attesting that there are no debarments, suspensions, etc., no outstanding tax liabilities or impositions, and no pending or threatened litigation that affects their ability to perform.

**Q2. Does every consultant and contractor have to submit all these statement?**

A: These statements should be submitted for any entities to be listed under Tab 2.

**Q: Tab 4 requests information about the primary entities. Is it correct that this refers to the organizations managing this project and submitting this proposal?**

A: Correct.

**Q: If we propose a mix of income levels in the residential portion of the building, we understand the affordable units must be substantially the same as market rate units. Can the finishes in the two affordability tiers be different? E.g. would it be OK for the market rate units to have granite counters and steel appliances, while the affordable units have black or white appliances and a molded countertop?**

A: The affordability requirement will be administered by DHCD. Respondents should contact DHCD with questions regarding affordable unit finishes.

**Q: The RFP states that an FAR of 6.0 is possible following a PUD. Please explain.**

A: The site is on the border of the Overlay boundary and in close proximity to a metro station. The PUD would have to include a map amendment to remove the site from the ARTs Overlay - this would allow the 6.0 FAR, and the PUD would have to address the relevant objectives of the ARTS Overlay. Please contact Joel Lawson at the Office of Planning with zoning questions.

**Q: The proposal will not exceed 100 pages, as requested in the RFP. However, the drawings and renderings will be on single-sided paper and some tabs might have an odd number of pages and therefore a back pack page will be left blank and won't count towards the total number of pages. Every effort will be made to minimize the number of sheets used.**

A: Per the RFP, the proposal may not exceed 100 pages. Drawings and renderings may be single-sided.