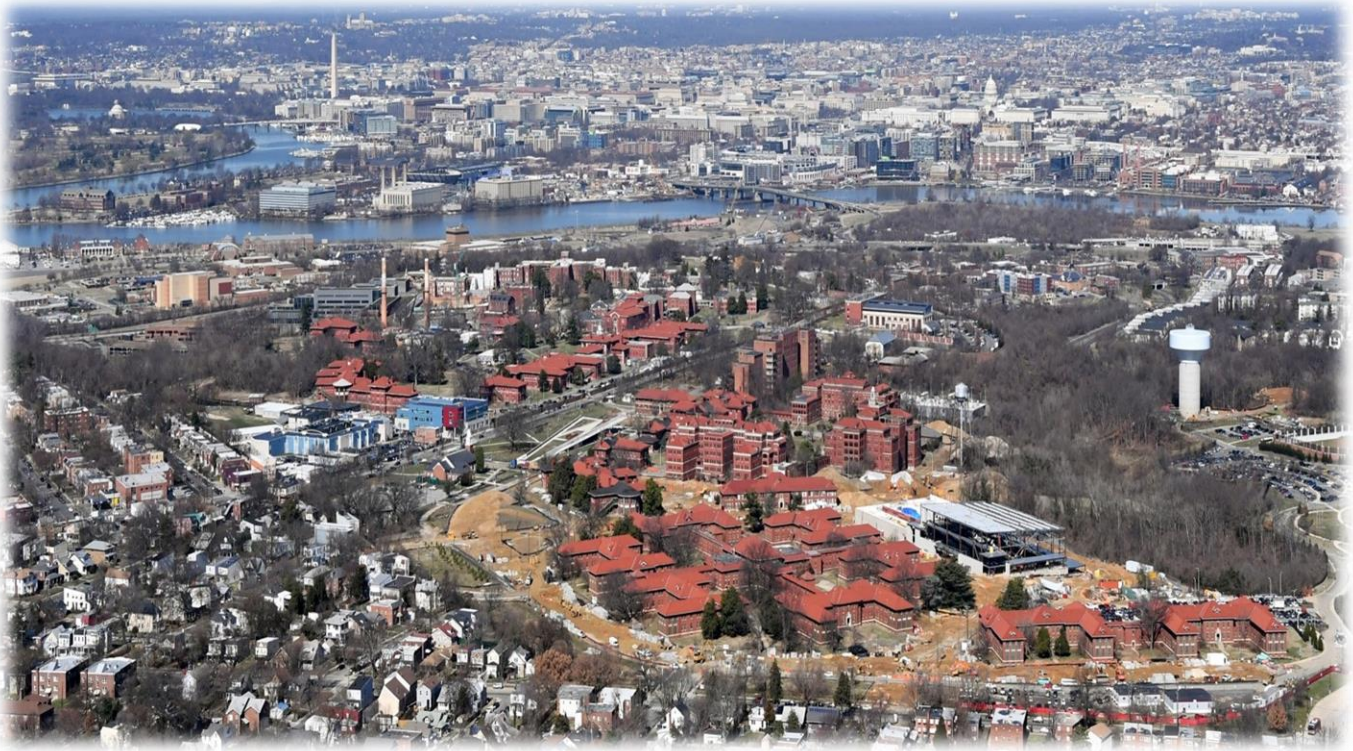


# St. Elizabeths East Redevelopment Parcels 7, 8 & 9



## REQUEST FOR PROPOSALS

District of Columbia  
Office of the Deputy Mayor for Planning and Economic Development

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# INTRODUCTION

The Government of the District of Columbia (the “District”), through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), is releasing this Request for Proposals (“RFP”) as it seeks to receive proposals (each, a “Proposal” and collectively, “Proposals”) from individuals and/or teams (each, a “Respondent” and collectively, “Respondents”) for the redevelopment of certain parcels located at 1100 Alabama Ave SE and on the East Campus of St. Elizabeths Hospital (“St. Elizabeths East”) with parcels including Lot 0856 in Square 5848S (“Parcel 7”), Lot 0822 in Square 5848S (“Parcel 8”), and Lot 0839 in Square 5848S (“Parcel 9”) (each, a “Development Parcel”; multiple parcels, the “Development Parcels”) (see Figures 1-3: Development Parcel Maps) . The Development Parcels collectively total 7.38 acres or 321,600 square feet.

Located at in the Congress Heights neighborhood of Washington, D.C., St. Elizabeths East sits approximately three miles from the U.S. Capitol, and is directly across the street from the historic St. Elizabeths West campus—the home of the U.S. Department of Homeland Security’s consolidated headquarters. St. Elizabeths Hospital was arguably the most famous mental health hospital in the United States because it was the first federal facility of its kind and the first facility devoted to the treatment of U.S. Armed Forces personnel and African Americans. It was established by the U.S. Congress at the urging of reformer Dorothea Dix, who sought humane therapeutic treatment for the mentally ill to replace the incarceration typical of the time.

As part of this RFP and Mayor Bowser’s East of the River leasing strategy, DMPED is requesting proposals to construct the future home of the District’s Department of Consumer and Regulatory Affairs (“DCRA”) at St. Elizabeths. DMPED anticipates the redevelopment of Parcel 7 to include a mixed-use building including office and retail. To support these uses, the District of Columbia’s Department of Consumer and Regulatory Affairs (“DCRA”) and other agencies supporting the work of DCRA will occupy space in the new office portion of such mixed-use building. Accordingly, the Department of General Services (“DGS”), through this RFP, is seeking proposals to lease-back the office component of the development as further detailed in the “Parcel 7” sub-section of the “Development Parcel Description” section.

Given the Development Parcels’ location within the St. Elizabeths East Redevelopment, it is critical that the proposed development plans reflect the important value of these sites to the surrounding community, embody the following characteristics and include the following components:

- Comply with the allowable land uses outlined in the 2012 St. Elizabeths East Master Plan;
- Maximize affordable housing;
- Maximizes equity ownership and majority control opportunities for Disadvantaged Business Enterprises;
- Uses that are compatible with and leverage surrounding neighborhood development;
- Responsiveness to community and stakeholder preferences;
- Sustainable and energy efficient buildings;
- Distinct and unique architecture design quality that maximizes density;
- A transit-oriented development that reflects the project’s adjacency to the Congress Heights Metro and other public transit options;
- Mix of uses that are consistent with the, compatible with the existing Entertainment & Sports Arena, leverage surrounding neighborhood development, serve the needs of the District Agencies which will occupy the office space, and serve the adjacent community.
- Detailed plan of finance and operational proforma starting at construction through post stabilization
- Detailed terms for the DGS lease (including rent, term and concessions – see more details below)
- Detailed schedule and plan to commence construction of the office and retail component of Parcel 7 within thirteen (13) months of DC Council approval;
- Parking requirements that provide for one (1) space per 1,500 SF of office and retail development on Parcel 7
- Identify all key members of the development team and their specific roles.

Respondents must determine to which Development Parcels they will respond and only include elements and aspects of the planned development for those Development Parcels.

# DEVELOPMENT PARCEL DESCRIPTION

## Parcel 7

### PARCEL 7



Figure 3.48: Illustrated plan focused on Parcel 7.

Parcel Area	3.4 Acres
New Development Pad Area	3.2 Acres
Recommended Building Heights	4 - 7 Stories
Allowable Land Uses	Residential, Commercial Office
Ground Floor Retail	Allowed, See Fig. 2.15 for specific locations
Recommended FAR	2.5
Programmed Open Space	MLK Plaza

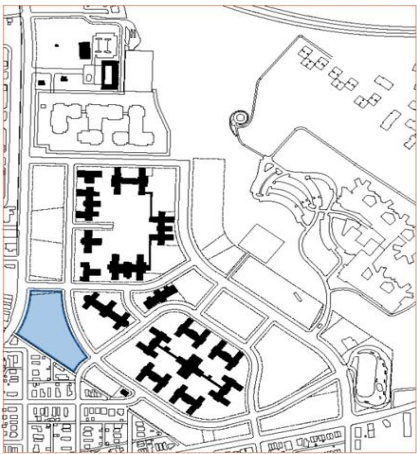


Figure 3.49: Parcel 7 Key Map

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PARCEL		SITE INFORMATION
Parcel 7	Square Footage/Footprint	164,079 SF
	Total Buildout	410,198 SF, By-Right Development
	Owner	District of Columbia (DMPED)
	ANC	8C
	Bounded by	Martin Luther King Jr. Ave. to the South, Cypress St. to the West, 8 <sup>th</sup> St. and Sycamore Dr. to the North
	Status	New Construction - Interim Use Demonstration Center
	Zone	StE-7

NOTE: Square feet may vary (+/-) based on the actual boundary survey map for each Parcel.

An alley separates the southwest part of Parcel 7 from the existing Congress Heights residential neighborhood. Parcel 7 affords a new development opportunity for the MLK corridor. The R.I.S.E. Demonstration Center ("R.I.S.E."), renovated in 2014, is non-contributing to the historic campus. It is currently in use for local and regional events and programming, including community meetings, and it houses the office for Advisory Neighborhood Commission ("ANC") 8C. This facility is an interim use that must be available for local community events and programming until 2024. The majority of Parcel 7 is currently occupied by a temporary surface parking lot (224 spaces). Building 99 was razed and is no longer on Parcel 7. Parcel 7 is intended to support mixed-use development with residential, office and ground-floor retail, while providing a lively hub of economic and public activity for St. Elizabeths East. In addition, new designs should consider views from across the St. Elizabeths East and, in particular, the relationship to Building 100 on the adjacent Parcel 8. The prominence of Parcel 7 within the historic East Campus provides an opportunity for design creativity and excellence that can influence the quality of new architecture on other parcels within St. Elizabeths East. The new buildings within Parcel 7 will play a critical role in the successful redevelopment of St. Elizabeths East.

DMPED anticipates the office building will be approximately 200,000 – 225,000 Rentable Square Feet ("RSF") above grade including 180,000 to 200,000 RSF of office space to accommodate DCRA and the supporting District Agencies, and 20,000 - 25,000 RSF of first floor amenity and retail space. DCRA will require some first-floor space (minimum of 5,000 RSF) and below-grade storage space (square footage TBD) and approximately 200 SF to 350 SF for an MDF / server room. It is important that DCRA and the supporting agencies be the only occupants in the building except for retail tenants on the ground floor. The specific lease requirements are detailed in the "Competitive Office Space Lease Terms" subsection of the "Preferences and Evaluation" section.

DCRA and Support Agencies: DCRA protects the health, safety, economic interests and quality of life of residents, businesses and visitors in the District of Columbia by ensuring code compliance and regulating business. DCRA is responsible for regulating construction and business activity in the District of Columbia. The agency issues construction permits after reviews of construction documents to ensure compliance with building codes and zoning regulations. Construction activity, buildings, and rental housing establishments are inspected, and housing code violations are abated, if necessary. To protect consumers, DCRA issues business and professional licenses, registers corporations, inspects weighing and measuring devices used for monetary profit, and issues special events permits.

The Office of Planning, Department of Transportation, Fire & Emergency Medical Services, Public Employee Relations Board and the District of Columbia Water all support the work of DCRA and may be joining DCRA in the building. More information on each Agency can be found on the District of Columbia website.

The District Agency(s) initially occupying the premises will be DCRA and other District Agencies listed above. The District retains the right to change occupying agencies without such substitution constituting a sublet of the Premises or an assignment of the Lease, or otherwise requiring Respondent's consent.



PARCEL 8



Figure 3.54: Illustrated plan focused on Parcel 8.

Parcel Area	2.6 Acres
New Development Pad Area	0 Acres
Recommended Building Heights	2 Stories
Allowable Land Uses	Civic/Community
Ground Floor Retail	Not Allowed, See Fig. 2.15
Recommended FAR	0.37
Programmed Open Space	Community Park 1

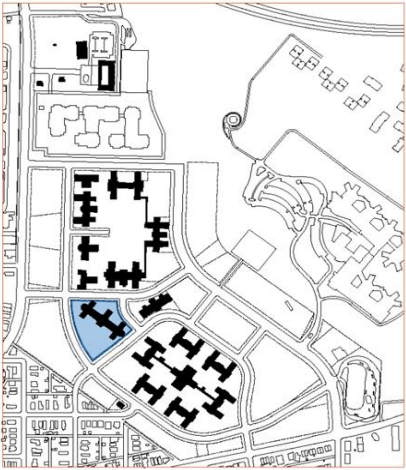


Figure 3.55: Parcel 8 Key Map

PARCEL		SITE INFORMATION
Parcel 8	Square Footage/Footprint	118,021 SF
	Total Buildout	47,208 SF, By-Right Development
	Owner	District of Columbia (DMPED)
	ANC	8C
	Bounded by	Cypress St. to the West, Sycamore Dr. to the South, Oak Dr., and Poplar St. to the North
	Status	Vacant Historic Building
	Zone	StE-8

NOTE: Square feet may vary (+/-) based on the actual boundary survey map for each Parcel.

Parcel 8 is centrally located on St. Elizabeths East and is improved with one existing historic building, Building 100, which was constructed with the 1920 Buildings. This building should be preserved and redeveloped into a community and innovation hub with the ability to accommodate activities such as education, workforce development, and business development needs for DC entrepreneurs and innovators. The open space around the building should be landscaped and incorporate a fresh air design strategy that provides residents and workers a quiet place to work and relax. A key opportunity and responsibility is to successfully link the historic areas of St. Elizabeths East with larger-scale new development along 13th Street. The District envisions a commercial office component and innovative incubator concept for creatives (i.e., photography, dance studios, art, etc.) and entrepreneurs.

Parcel 9

PARCEL 9



Figure 3.62: Illustrated plan focused on Parcel 9.

Parcel Area	2.0 Acres
New Development Pad Area	0.96 Acres
Recommended Building Heights	5 Stories
Allowable Land Uses	Commercial/Innovation, Educational Institution
Ground Floor Retail	Allowed, See Fig. 2.15 for specific locations
Recommended FAR	1.5
Programmed Open Space	None

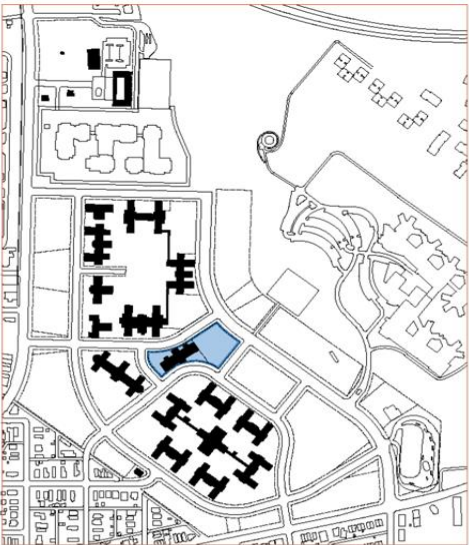


Figure 3.63: Parcel 9 Key Map

PARCEL		SITE INFORMATION
Parcel 9	Square Footage	39,534 SF, By-right (lot size was reduced to accommodate parking for ESA)
	Owner	District of Columbia (DMPED)
	ANC	8C
	Bounded by	Cypress St. to the West, Oak Dr. to the East, Poplar St. to the South, and the future 13 <sup>th</sup> St. to the North
	Status	Vacant Historic Building
	Zone	StE-9

NOTE: Square feet may vary (+/-) based on the actual boundary survey map for each Parcel.

Parcel 9 is centrally located on St. Elizabeths East and is improved with one existing historic building, Building 102, and is an historic building that should be preserved and rehabilitated. This site is a 5-minute walk to the Congress Heights Metro Station and next to the Entertainment and Sports Arena ("ESA"). The building should be designed and reprogrammed for commercial tenants and/or educational uses. A portion of the building lot was used to accommodate staff parking at the ESA.

### The Development Parcels (collectively)

**Visibility/Access:** The Development Parcels have good visibility from Martin Luther King Jr. Avenue, Sycamore Street and Cypress Street.

**Property Advantages:** The Development Parcels on the campus of St. Elizabeths East, is approximately 3 miles from the U.S. Capitol and directly across the street from the historic St. Elizabeths West Campus, the home of the U.S. Department of Homeland Security's ("DHS") consolidated headquarters. St. Elizabeths East is the home of the Entertainment Sports Arena ("ESA") an innovative and unique venue that is also the home of the WNBA Washington Mystics and NBA G League Team, Capital City Go-Go, as well as the official practice facility for the NBA Washington Wizards.

**Community Context:** St. Elizabeths East is located in the heart of the District's Ward 8. It occupies the northern edge of a triangular plateau that it shares with the neighborhoods of Congress Heights and Henson Ridge. Barry Farm, a DC Housing Authority property and one of the District's New Communities Initiatives, lies just across the northern property line of St. Elizabeths East, although a grade change of more than sixty feet creates a strong feeling of separation between St. Elizabeths East and the neighborhood. Historic Anacostia lies further north, across Suitland Parkway.

St. Elizabeths East is located immediately adjacent to the District's expanding Center City area, which has been growing toward the campus over the past ten years, with the expansion of the Southeast Federal Center, the redevelopment of the Washington Navy Yard, and the proposed development at Poplar Point. Most of the land surrounding St. Elizabeths East is low to moderate density, low-rise residential and commercial supporting institutional and community uses such as schools, churches and parks.

**Existing Tenancies:** DMPED shall require all programs, operations, and related space currently provided by R.I.S.E on Parcel 7 to be relocated to Parcel 8 or a mutually agreed upon site in close proximity to St. Elizabeths East. Respondents shall activate a temporary or permanent space prior to decommissioning the R.I.S.E. The new space must be comparable or exceed existing building specifications and use requirements.

# LOGISTICS

## When

The District will endeavor to follow the timetable set forth below; however, the activities and timetable represented below are a guideline only and are subject to change at the District's sole and absolute discretion and without prior notice:

<i>RFP Process Timetable (subject to change)</i>	
Issuance of RFP	March 24, 2021
Pre-Response Question & Answer Period	Issuance of RFP - 30 days after Issuance of RFP
Pre-Response video conference with DGS & DMPED	7 days after Issuance of RFP
RFP Proposal Submission Due Date (5:00 PM ET) (the "Submission Due Date")	60 days after Issuance of RFP

*\*If the last day shall fall on a Saturday, Sunday, or District-observed holiday, the last day is extended until the following business day.*

**NOTE:** DMPED is offering to publicly release the contact information of Respondents that want to share their information with other interested parties. If you would like for your information to be released, please contact the Project Development Manager with the following information by the last day of the Pre-Response Question & Answer Period:

- Company name
- Company address
- Point of contact name
- Point of contact email address
- Line of business (e.g. architect, general contractor, developer, etc.)

## Where

The RFP is posted on DMPED's website at <https://dmped.dc.gov/page/stelizabeths-east-parcels-7-8-9-rfp> (the "Project Website").

Due to the COVID-19 pandemic, in lieu of an information session and introductory site visit, DMPED will have an online question and answer portal during the dates set forth in the Pre-Response Question & Answer Period in the "When" sub-section of this "Logistics" section. DMPED will post responses on the Project Website on or around the last date of the Pre-Response Question and Answer Period.

## What

DMPED seeks Proposals that reflect the important value of the Development Parcels to the surrounding community, embody those priorities identified in the "District Policy Goals, Requirements, and Preferences" section of this RFP, and satisfy the requirements set forth in the "RFP Submission Requirements" subsection of the "Solicitation Process" section of this RFP.

### **RFP Submission Deposit:**

A \$50,000 deposit in the form of an executed, irrevocable standby letter of credit ("Letter of Credit") is required. See **APPENDIX D** for the Form Irrevocable Letter of Credit. *Additional deposits will be required if selected and upon execution of the disposition agreement.*

Conditions: If a Respondent's Proposal is not selected, the Letter of Credit shall be returned to the Respondent. If a Respondent's Proposal is selected, the Letter of Credit will only be returned upon the Respondent's successful completion of Closing as determined by the District through the terms of the disposition agreement.



## Who

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All Proposals must be submitted to James Parks (the “Project Development Manager”). All questions regarding this RFP must be submitted via e-mail only to the Project Development Manager. Respondents shall not direct questions to any other person within the District except as allowed elsewhere in this RFP. Responses to Respondent questions will be aggregated and posted on the Project Website prior to the Submission Due Date.

## How

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All Proposals must be submitted electronically via email to the Project Development Manager at [james.parks2@dc.gov](mailto:james.parks2@dc.gov) by the Submission Due Date in the “When” sub-section of this “Logistics” section. The subject line for such electronic submission shall state “ST. ELIZBETHS EAST RFP PROPOSAL SUBMISSION”. Hand delivered or mailed Proposals shall not be accepted. Adherence to the deadline is essential. Incomplete applications or those submitted after the deadline shall not be accepted.

Additionally, all Respondents shall also upload their Proposals electronically (including a PDF of the response and the MicrosoftExcel pro forma) via the “Submit Files” link at the bottom of the Project Website specified in the “Where” sub-section of this “Logistics” section:-

Uploaded electronic files should use the following naming convention: “ST. ELIZABETHS EAST RFP PROPOSAL SUBMISSION – [Team Name] – [File Type]”.

A copy of the Letter of Credit is required to be uploaded with a Respondent’s electronic Proposal, with the original hardcopy delivered to DMPED by close of business on the Submission Due Date. A representative of DMPED will be available at the Office of the Deputy Mayor for Planning and Economic Development, The John A. Wilson Building, 1350 Pennsylvania Avenue, NW, Suite 317, Washington, D.C. 20004, to receive the Letter of Credit between 3pm and 5pm on the Submission Due Date.

# DISTRICT POLICY GOALS, REQUIREMENTS, AND PREFERENCES

## Planning and Zoning Framework

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### Public Life

Public life is what people create when they connect with each other in public spaces—the streets, plazas, parks, and city spaces between buildings. As DC grows, a robust public life can nurture a sense of community, value our commonalities, and celebrate our diversity in the neighborhoods we call home. Ensuring that our shared public spaces are designed to be inclusive, inviting, and delightful is a key component to maintaining a high quality of life for current and future DC residents of all ages and abilities.

Development at St. Elizabeths should:

- Be responsive to the surrounding community’s cultural identity and needs;
- Be inclusive, open, inviting, safe, and delightful place for children, families, seniors, and persons with disabilities;
- Promote interesting pedestrian experiences and a unique and consistent design for the public realm; and
- Encourage vibrant street life throughout the day.

### St. Elizabeths East Master Plan

The District completed the St. Elizabeths East Master Plan and Design Guidelines (the “Master Plan”) in June 2012, with significant community input. The Master Plan was developed with sensitivity to the historic character of the campus. The Master Plan is intended to guide Respondents’ thinking about development, not to constrain fresh ideas. The Master Plan is intended to be a roadmap for future development with specific steps to achieving each objective outlined in the Master Plan. The Master Plan allows for newly constructed buildings with larger footprints alongside the existing historic buildings, promoting interaction among all components of the development, from large and small firms to government agencies and academic institutions. To accomplish this, the Master Plan carefully balances preservation goals with a market-responsive development approach; this is critical to ensure that the resources

generated from private sector development can be reinvested into the renewal of St. Elizabeths East's infrastructure and historic resources. The District's vision is to interweave threads of opportunity into a realistic strategy for implementation. The result of these intentions is a Master Plan that knits together the unique historic campus with the Congress Heights neighborhood, to create a destination for both current and future residents to live, work, shop, play, and learn.

Because of the historic nature of St. Elizabeths East, both the plan and design guidelines were developed in coordination with the historic preservation community. The Master Plan may be accessed via the following link: [https://stelizabethseast.com/wp-content/uploads/21087-GL-DRAFT\\_2012\\_0605\\_FINAL\\_with\\_appendices.pdf](https://stelizabethseast.com/wp-content/uploads/21087-GL-DRAFT_2012_0605_FINAL_with_appendices.pdf)

### **St. Elizabeths East Redevelopment Framework Plan**

In 2008, the District refined and updated the Saint Elizabeth's East Campus Framework Plan (the "Framework Plan") to establish development principles. The Framework Plan calls for the creation of new and improved infrastructure, improved multi-modal transportation connectivity and access, a commitment to historic preservation and adaptive reuse, and a strategy for sustainable development. The Framework Plan may be accessed via the following link: [https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/St.%20Es%20Final%20Plan\\_2.pdf](https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/St.%20Es%20Final%20Plan_2.pdf)

### **DC Innovation Strategy for St. Elizabeths East**

In the 2012 DC Innovation Strategy for Saint Elizabeths Final Report, the District identified St. Elizabeths East as an ideal location for an innovation hub (the "Hub") that would harness the city's expanding technology sector and grow the entrepreneurial base and talent capacity in Ward 8 for the benefit of residents and local businesses. The Hub is defined by uses that support the full lifecycle of product innovation and business development, including education, training, business incubation, research and development, and private sector activities. There are three distinct goals for the Hub:

- Build an environment (both programmatic and physical) that encourages the growth of entrepreneurial businesses in dynamic, innovation-driven industries in the District and facilitate partnering among public and private sectors in support of innovation and commercialization;
- Serve as a centerpiece for District-wide efforts to diversify the DC economy and enable DC-based businesses to increase their competitiveness in the private sector global market;
- Leverage assets and build capacity in underserved communities to ensure DC residents and businesses participate in economic opportunities at Saint Elizabeths.

The District's Innovation Strategy for St. Elizabeths East may be accessed via the following link: <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/DC%2520Innovation%2520Strategy%2520December%252012%2520Final%5B1%5D.pdf>

### **Comprehensive Plan**

In spring 2016, the Office of Planning ("OP") launched the second amendment cycle of the 2006 Comprehensive Plan ("Comp Plan") for the National Capital: District Elements. The Comp Plan was last amended in 2011 and is being amended again to ensure that the plan is responsive to the dynamic changes in the District of Columbia's population and demographics, as well as the District's policy priorities. The Comp Plan amendment process is open and transparent and led by robust data collection and public engagement. While the Comp Plan amendment process is ongoing, the 2006 Comp Plan language still applies.

The Comp Plan identifies St. Elizabeths East as a "policy focus area," and provides specific policy goals for development including, but not limited to, the items outlined below:

- **Policy FSS-2.2.1: St. Elizabeths East Campus**  
Redevelop the St. Elizabeths East as a new community containing a mix of uses, including mixed density housing, retail shops, offices, a comprehensive mental health care facility, and parks and open space. Mixed-use development, including retail and service uses, should be promoted along Martin Luther King Jr Avenue, should face the street and should be open to the public. Other uses such as satellite college campuses, civic uses, and local public facilities should be incorporated.
- **Policy FSS-2.2.5: Leveraging Neighborhood Economic Development**

St. Elizabeths East Redevelopment - Parcels 7, 8 & 9 RFP

Leverage the location of the Department of Homeland Security on the West Campus of St. Elizabeths Hospital to bring needed economic development opportunities to Ward 8, especially retail opportunities to serve both the new non-residential daytime population and the existing and new residential populations.

The District of Columbia Comprehensive Plan (Chapter 18: Far Southeast/Southwest Area Element) can be viewed online at the following link:

[https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/District%20Elements\\_Volume%20II\\_Chapter%2018\\_April%208%202011.pdf](https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/District%20Elements_Volume%20II_Chapter%2018_April%208%202011.pdf)

## Zoning

The Saint Elizabeths East (StE) zones (StE-1 through StE-19) are unique location zones created to implement the public policy goal and objectives of the Comp Plan, the Framework Plan, and the Master Plan.

The purposes of the StE zones are to:

- Provide for the development of St. Elizabeths East with a mix of uses, achieved through the adaptive reuse of existing buildings as well as new construction;
- Provide for a broad mix of uses, including residential, commercial, hospitality, educational, and civic uses consistent with the Master Plan, with a target of approximately four million two hundred thousand square feet (4,200,000 sq. ft.) of development, exclusive of the StE-2, StE-18, and StE-19 zones and specified above-grade parking;
- Improve community connectivity and access to and through St. Elizabeths East;
- Enhance the unique and historic identity of St. Elizabeths East;
- Reinvigorate the campus as an important neighborhood center;
- Preserve and adaptively reuse the historic resources;
- Embody the District's design and sustainability goals;
- Create a safe public realm and enhanced pedestrian experience;
- Enhance multi-modal transportation networks; and
- Support wider economic development initiatives.

The StE zones are divided into the StE-1 through StE-19 subzones for the purpose of outlining the development standards for the zones including floor area ratio (FAR), lot occupancy, and building height. The StE zone allows for by-right development with flexible uses across St. Elizabeths East, including all parcels included as part of Phase I. Respondents are strongly encouraged to review *all applicable* District zoning regulations prior to preparing their Proposals.

Additional applicable zoning regulations for St. Elizabeths East can be found at:

<https://handbook.dcoz.dc.gov/zones/special-purpose-zones/st-elizabeths-east-campus/>

<http://stelizabethseast.com/wp-content/uploads/2015/06/Zoning-Commission-Notice-of-Final-Rulemaking-Order-No.-12-08.pdf> and

<https://stelizabethseast.com/wp-content/uploads/2019/12/ZC-Case-12-08C-Zoning-Text-Amendment.pdf>

Parcel 7	Floor Area Ratio (maximum) <sup>1,2</sup>	Height (feet)	Penthouse Height (feet)/Stories	Lot Occupancy (percentage)	Rear Setback (feet)	Zoning Regulation Reference
StE-7	1.50	For a distance of 250 ft. measured from the north property line bounding Cypress Street, 80 ft.	20 / 1 story, 2nd story for penthouse mechanical space	60%	None Required	<p>Subtitle K Chapter 6</p> <p>NOTE: If above grade parking is not used, Subtitle K § 602.2 (b) allows for up to 1.0 FAR for any permitted use (residential/office)</p>
	1.0 (minimum required residential)					
	1.0 (additional density allowed for above ground parking)	Remainder of this parcel, the maximum permitted height shall be fifty feet (50 ft.)	Remainder of this parcel 12 ft.; 15 ft. for mechanical space and 1 story, 2nd story for penthouse mechanical space			

Parcel 8	Floor Area Ratio (maximum) <sup>1, 2</sup>	Height (feet)	Penthouse Height (feet)/Stories	Lot Occupancy (percentage)	Rear Setback (feet)	Zoning Regulation Reference
StE-8	0.40	25	12 / 15 for mechanical space	60%	None Required	Subtitle K Chapter 6
			1; Second story permitted for penthouse mechanical space			
Parcel 9	Floor Area Ratio (maximum) <sup>1, 2</sup>	Height (feet)	Penthouse Height (feet)/Stories	Lot Occupancy (percentage)	Rear Setback (feet)	Zoning Regulation Reference
StE-9	1.50	65	12 / 18 ft. 6 in. for mechanical space	60%	None Required	Subtitle K Chapter 6

<sup>1</sup> The minimum lot area for row dwellings in any StE zone shall be one thousand eight hundred square feet (1,800 sq. ft.) with a minimum lot width of eighteen feet (18ft.).

<sup>2</sup> Except for lots located in the StE-2, StE-10, StE-14a, StE-14b, StE-18, or StE-19 subdistrict, two (2) or more lots in one (1) or more StE subdistrict(s) may be combined for the purpose of achieving the minimum required FAR equivalent of residential uses, subject to the following: (a) The total height and density limits of the zone(s) shall not be exceeded; The lots may be located in the same StE subdistrict or in different StE subdistricts; (b) The lot(s) receiving residential gross floor area need not be located in a StE subdistrict with a residential requirement; and (c) The total height and density limits of the subdistricts shall not be exceeded.

## Historic Preservation and Archeological Requirements

With the federal deregulation of mental healthcare, the 183-acre comprising St Elizabeths East was transferred to the District in 1987. It represents one of the few remaining large economic development opportunities in D.C. Listed in the National Register of Historic Places in 1979 and designated as a National Historic Landmark in 1990, the entire campus was designated a local historic district in 2005.

Because of the unique history and ownership of St. Elizabeths East, there are four agencies that have some role in design review, beyond code and zoning compliance, as identified below.

Because the land is District property and has been designated a historic district, the review of subdivisions, new construction, demolition and alterations are subject to review under the local historic preservation law. The Historic Preservation Office ("HPO") within OP consults with applicants and clears permit applications for minor, compatible work. Most interior work would be routinely approved. New construction, additions, some subdivisions, and substantial demolition of historic buildings can be expected to require review by the Historic Preservation Review Board ("HPRB"). Final archaeological investigations of the Development Parcels have been completed. Respondents are encouraged to consult with HPRB early in their project planning to review preservation guidance and direction on the review process at <https://planning.dc.gov/page/hprb-concept-review>. For additional preservation information, please contact Timothy Dennee with HPO at [timothy.dennee@dc.gov](mailto:timothy.dennee@dc.gov).

The 1987 deed transferring the property from the federal government requires that projects on the Development Parcels be submitted for preservation review by the federal Advisory Council on Historic Preservation ("ACHP"). Such reviews will apply to the construction of new buildings and to the initial rehabilitation of historic ones. Plans can be submitted to Katherine Kerr with ACHP at [kkerr@achp.gov](mailto:kkerr@achp.gov).

The U.S. Commission of Fine Arts ("CFA") reviews the design of exterior and site work at District-owned properties. Substantial projects are first reviewed as concepts and then as "final" or permit-level plans. See: <https://www.cfa.gov/project-review/government>. Plans are submitted directly to the CFA office. For additional information, contact Frederick Lindstrom with CFA at [flindstrom@cfa.gov](mailto:flindstrom@cfa.gov).

At St. Elizabeths East, the National Capital Planning Commission ("NCPC") has advisory review of large projects for consistency with the *Comprehensive Plan for the National Capital: Federal Elements*.

Concept applications may be submitted concurrently to each of these agencies. They are also willing to conduct joint meetings as necessary.



## Transportation Planning Framework

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DDOT's commitment to building a safe and efficient transportation network will guide all review of transportation-related issues regarding the development of the Development Parcels. St. Elizabeths East has excellent multimodal transportation access, as it is near the Congress Heights Metrorail Station and several other existing and planned high capacity bus routes on Martin Luther King Jr. and Alabama Avenues. Because of this, DDOT anticipates that a sizable share of people accessing the Development Parcels will do so via non-automobile modes of travel. As such, DDOT expects the amount of off-street vehicle parking provided on-site to be as close to zero (0) as possible, if allowable by zoning, especially considering a 750-800 space parking garage is going to be constructed near the Development Parcels. In no event, should there be more than 0.40 space per residential unit, 0.45 space per 1,000 GSF hotel, 1 space per 1,500 GSF office, and 1.25 space per 1,000 GSF retail, per the 2019 DDOT *Guidance for Comprehensive Transportation Review*. DDOT expects the project will adhere to the St. Elizabeths East Campus overall parking cap. Priority will be given to Proposals that provide zero (0) or minimal vehicle parking and take additional actions to support nearby transit. If a Proposal includes off-street parking, Respondent should plan to install a minimum of one (1) electric vehicle charging station for every 50 parking spaces or more, if required by applicable District laws.

Each Parcel should be designed with a maximum of one (1) curb cut to the entire block, which curb cut will serve both vehicle parking and loading/trash. No curb cuts will be allowed to Martin Luther King Jr. Avenue SE. Loading should be designed with no backing of trucks through DDOT public space and all truck turning maneuvers occur on private property.

DMPED with the assistance from DGS completed Stage 1 Phase 1 roadway infrastructure network improvements and is currently commencing construction of Stage 2, which includes local roadways, wet and dry utilities and bicycle and pedestrian facilities. This new transportation network will serve the needs of the redeveloped St. Elizabeths East and its community by providing connectivity and access to the adjacent neighborhood, the new hospital, and along the 13<sup>th</sup> Street corridor. (See **MAPS** section).

Depending on the development program proposed and type of approval process the development goes through (i.e., Zoning Commission review), DDOT may require a Comprehensive Transportation Review (CTR) study to determine the impacts on the transportation network. Respondents should have a basic understanding of the projected number of trips by mode generated by the proposed development program during the Request for Proposal (RFP) process.

DDOT is committed to robust Transportation Demand Management (TDM) that encourages non-automobile travel. Respondents should discuss any proposed TDM measures aimed at reducing single-occupant vehicle travel to and from the Site. It is expected that the final development will meet or exceed zoning requirements for all bicycle parking and locker/changing facilities. Information regarding TDM can be found in the 2019 *Guidance for Comprehensive Transportation Review*, on the goDCgo webpage <https://ddot.dc.gov/service/godcgo>, or by contacting [info@godcgo.com](mailto:info@godcgo.com).

## Public Space Framework

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DDOT, in partnership with OP, works to ensure the design of public space is of high quality and meets minimum requirements. To this end, the District has in place streetscape standards, guidelines, and policies to guide changes to public space. Uses that impact the character of public space include sidewalk cafes, vending, street festivals, and other non-permanent activities. Physical features that impact the character of public space can include sidewalk paving material, fences and retaining walls, street trees and their spacing, vault spaces, other infrastructure like streetlights or curb and gutters, and any building encroachments into the public right-of-way.

Restoration of the public space is expected as part of the redevelopment of the Development Parcels. Consistent with DDOT's Vision Zero efforts and best practices for high quality public realm design, Respondents should incorporate the following items into the proposed streetscape design:

- Ensure there are no curb cuts to Martin Luther King Jr. Avenue and that there is a maximum of one (1), ideally zero (0), curb cuts to each Development Parcel.
- All sidewalks and curb ramps surrounding and within each Development Parcel must comply with the Americans with Disabilities Act ("ADA"). Specifically, on Martin Luther King Jr. Avenue, ensure the pedestrian clear path is widened to at least 10 feet.
- Install curb extensions on each corner of the internal St. Elizabeths East streets surrounding the Development Parcels where a row of on-street parking is present.

- Design of each building's first floor should contribute positively to the vibrancy and vitality of the pedestrian realm (i.e., no blank concrete walls set back from the street).
- Entrances of new buildings must be at-grade with the adjacent public sidewalk, so no ramps or stairs are necessary in public space.
- Ensure there are no existing or future vaults in public space surrounding the site. They must be located on private property and out of the sidewalk space.
- Preserve all existing street trees and install any missing treeboxes and trees in the 'furniture zone' on all public street-facing sides of the Development Parcels.
- Along Martin Luther King Jr. Avenue SE, replace all existing cobra-head streetlights surrounding the site with either Washington Globe or Decorative Teardrop-style light fixtures, consistent with newer streetlight installations in the area.
- Underground any remaining telephone poles and electrical wires surrounding the Development Parcels, specifically on Martin Luther King Jr. Avenue SE, so they do not take up space in the streetscape.
- Remove all over-height fencing currently along Parcel 7's frontage on Martin Luther King Jr. Avenue.
- Fund and install a 19-dock Capital Bikeshare station on one of the Development Parcels. A location should be identified and designed into the project in an easily accessible location on private property or within the DDOT public right-of-way. Station dimensions are 53 feet wide by 6 feet deep with a couple of extra feet needed to access the kiosk and equipment in the rear.
- Fund and install any traffic signal equipment DDOT determines are necessary through the zoning, public space permitting, or design review processes.
- DDOT encourages Respondents to incorporate public artwork and creativity into the public realm design concept. All non-standard items in the DDOT right-of-way will need to be approved by the Public Space Committee ("PSC") and will require a covenant of maintenance.
- Coordinate with DDOT's Urban Forestry Division ("UFD") and the Ward 8 Arborist regarding the presence and preservation of any Heritage Trees or Special Trees on the Development Parcels and permitting for the removal of any trees.
- Streets intended to be dedicated to DDOT shall be designed and constructed to DDOT standards, which shall include, but not limited to, the current applicable DC Water, District Department of Energy and Environmental ("DOEE"), American Association of State Highway Transportation Officials ("AASHTO"), and Federal Highway Administration standards, as well as the Manual of Uniform Traffic Control Devices ("MUTCD"), DDOT Design and Engineering Manual ("DEM"), DDOT Standard Specifications for Highways and Structures, the DDOT Construction Management Manual, and the DDOT Traffic Control Manual in effect on the date that DDOT provides approval.

Respondents may refer to Chapters 11, 12A, and 24 of the District of Columbia Municipal Regulations (DCMR), DDOT's DEM, and the Public Realm Design Manual for public space design guidance. For further information on DDOT's development review process and public space design, please contact Aaron Zimmerman with DDOT's Planning and Sustainability Division (PSD) at 202.671.2356 or [aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov).

## Preferences and Evaluations

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Proposals will be evaluated for completeness, market feasibility, innovative ideas, strength of community benefits, and the strength of the financial response, among other factors.

**The District shall prioritize Proposals that meet or exceed the following criteria, organized by category but otherwise in no particular order:**

- I. Attainment of District Goals
  - i. Respond to the development goals and planning principles of the 2012 St. Elizabeths East Master Plan;
  - ii. Improve connectivity with the Congress Heights neighborhood by building new high-quality, resilient, public infrastructure;
  - iii. Improve the quality of life for the surrounding neighborhood;
  - iv. Address District and stakeholder concerns and requirements;
  - v. Respond to the goals and objectives of the Comp Plan;
  - vi. Address community preferences;

St. Elizabeths East Redevelopment - Parcels 7, 8 & 9 RFP

- vii. Maximize affordable housing, particularly family-sized units and home ownership opportunities; and
- viii. Meet any other additional goals identified throughout this RFP and any other District policy documents.

II. Qualifications and Experience of Respondent

- i. Demonstrate that Respondent, its member entities, and/or key personnel have successfully served in lead developer roles for completed projects of a similar scale and scope to the project proposed by Respondent; and
- ii. Provide evidence of sufficient organizational capability to ensure successful, timely delivery of the project.

III. Economic Benefit to the District

- i. Commit to build to the highest density allowable on-site to maximize the development envelope in accordance with the 2012 St. Elizabeths East Master Plan (See **MAPS** section);
- ii. Maximize value to the District through land value proceeds (paid by Respondent to the District) and incremental property and sales taxes;
- iii. Maximize community benefits, including affordable housing and job creation and/or apprenticeship programs for District of Columbia residents, particularly for residents within 1-mile of the Development Parcels;
- iv. Does not seek any District subsidy or seeks the least amount of subsidy (either through a reduction in fair market value or through other District or federal public financing tools) to fill anticipated financing and/or investment gaps in the project's capital structure; and
- v. Provide District and Ward 8 residents and businesses with opportunities to participate in the project. (Evidence of the inclusion of such businesses shall be in the form of written confirmation from such neighborhood-based businesses which shall include the scope and details of the said businesses' involvement in the project.)

IV. Project Financial Feasibility and Respondent's Financial Capacity

- i. Demonstrate that Respondent possesses the financial resources, capacity, and ability to successfully close the transaction and to execute the project requirements;
- ii. Provide an estimated construction budget prepared by a third-party general contractor or cost estimator;
- iii. Provide realistic and achievable funding plans, including Sources and Uses (as defined in the "Section 8: Project Budget Sources and Uses" sub-section of the "Solicitation Process" section);
- iv. Provide a multi-year development and operating pro forma (pre-development through 18 years post-stabilization);
- v. Demonstrate significant investments of "at risk" capital during the pre-development and development process; and
- vi. Exhibit a willingness to provide the District with a meaningful guarantee regarding payment and performance through final project completion.

V. Competitive Office Space Lease Terms

Rental rate / rent structure and required lease terms for the DCRA and support agencies lease of approximately 180,000 – 200,000 RSF will be evaluated and scored in the context of the overall value to the District and the competitiveness relative to market, considering such factors as efficiency of space, proposed tenant improvement allowance ("TIA") and flexibility in the utilization of the TIA, rental abatement period, escalations, etc. Rent structure should be submitted based on the following proposed structure. (The terms below are based on RSF.)

- i. Net Rent: Escalations will be allowed on the Net Rent only. Do not include any escalation on the Annual Rent (as hereinafter defined).
- ii. Operating Expenses: The Annual Rent for the first year shall include operating expenses ("OpEx"). OpEx is subject to annual escalations according to changes in the Consumer Price Index (CPI). The amount of the OpEx for the first year proposed by Respondent will be subject to verification by the District and may be subject to revision prior to lease execution.
- iii. Real Estate Taxes: The Annual Rent for the first Lease year shall include the "Real Estate Tax Base," which shall be equal to the District's proportionate share of real estate taxes for the building for such first year. For purposes of this proposal, please use \$9.00/RSF. Commencing on the anniversary of the first lease year, the District will owe its proportionate share of real estate taxes for the building that exceeds the Real Estate Tax Base. The Real Estate Tax Base will be subject to verification by the District and the amount may be subject to revision prior to lease execution.
- iv. Tenant Improvement Allowance: Annual Rent shall include TIA amortized over the initial lease term.
- v. Annual Rent: Total of all the above factors. Please provide an aggressive, market sensitive rent proposal (including concessions such as rent abatement). Please use a full-service gross rental structure.
- vi. Below is an EXAMPLE ONLY of how the proposed rent structure should be presented:
  - a. Net Rent
  - b. Operating Expenses
  - c. Real Estate Tax Base

- d. TIA Amortization
- e. Annual Rent for first lease year
  - \$20.00
  - \$10.00
  - \$ 9.00
  - \$15.40
  - \$54.40 RSF
- vii. Purchase Option: A preference will be given to Respondents willing to provide the District with a purchase option as part of the lease
- viii. Test Fit: Respondent shall, at its sole cost and expense, without any reimbursement from the District, provide \$0.15/RSF in funding for, and delivery of, one test fit for the premises based upon the programming requirements provided by the District, which shall include two (2) revisions to the test fit, together with the architect's detailed pricing notes. The tenant improvement architect utilized by each Respondent shall be subject to the District's prior approval.
- ix. Lease Term: Fifteen (15) years.
- x. Option Term: The District requests an option to extend the term for one (1) additional period of five (5) years.
- xi. Rent Commencement Date: The District shall commence paying rent when the Premises is delivered to the District with any work to be performed by the Respondent completed to the premises, base building, parking areas and site, as evidenced by a certificate of occupancy. Please confirm Respondent can deliver the substantially completed premises by the first quarter of 2025.
- xii. Use: Primarily administrative office and any other lawful use except for ground floor retail.
- xiii. Assignment / Subletting: Please confirm the District shall have the right, subject to Respondent's consent, which consent shall not be unreasonably withheld, conditioned or delayed, to assign the lease or sublease all or any portion of the premises.
- xiv. Parking: Please reference the amount and type of parking proposed. Please offer the District a parking ratio of 1 per 1,500 RSF leased. Please provide the cost per parking space on a monthly basis, including any scheduled escalations in cost.
- xv. Rent Abatement & TIA: The District is seeking competitive proposals that include rental abatement and a TIA. A typical requirement requires a concession package of approximately \$190.00 to \$225.00 per RSF. Please provide a separate TIA and rent abatement period. The District reserves the right to convert some or all of its rental abatement to TIA and convert any unused TIA to rental abatement. The District requires a non- restrictive TIA. Specifically, the District may use its allowance for hard and soft construction costs, IT, FF&E, specific electronic equipment and relocation services. The District may require Respondent to contract for the build-out of the space.
- xvi. Work Exhibit: If the District requires that Respondent build-out the Premises, the lease shall include a work agreement ("Work Exhibit"). In such event, the TIA thereunder shall be subject to the requirements of D.C. Code Section 2-218.46 regarding the use of Small Business Enterprises and Certified Business Enterprises (as such term is defined under D.C. Code Section 2-218.02), provided that 50% SBE/CBE participation shall be required (rather than 35% as included in the current Statute). The Work Exhibit shall set forth the foregoing requirement. Please see Exhibit A.
- xvii. Brokerage: Savills, Inc. ("Savills") is recognized as the exclusive broker representing the District in this proposed transaction. Upon execution of a lease with the District, Respondent shall compensate Savills with a commission equivalent to 4% of the Lease value based on the Annual Rent (as defined above) over the initial Lease Term.

#### VI. Development Vision

- i. If a Proposal includes a residential component, then maximize affordability "(at a minimum, affordability levels must be compliant with the District's IZ and D.C. Official Code §10-801, as amended, affordable housing requirements)". Residential development shall provide a mixture of unit types and sizes across multiple MFI (as defined in the "Affordable Housing" sub-section of the "Common Elements & Requirements" section) levels and affordable units must be comparable to market rate units;
- ii. In addition to any proposed terms to satisfy the "Equitable Development Focus" section of this RFP and promote social equity generally, including but not limited to, maximizing opportunities for CBEs, community serving retail, businesses based in the District of Columbia, and/or businesses that hire District of Columbia residents, with priority given to hiring and contracting Ward 8 residents and businesses, and fresh food access;
- iii. Promote a vibrant, walkable, and pedestrian-friendly neighborhood character, as demonstrated through a high level of streetscape design, including building features that directly link to the sidewalk level, and a high degree of visual continuity along street corridors;
- iv. Develop mixed use neighborhoods and commercial corridors;
- v. Achieve high architectural design quality, as demonstrated through architectural images of the proposed project to show how it complements the neighborhood character while accommodating necessary uses;



- vi. If appropriate, create strong retail activity on the Development Parcels that serves the neighborhood and broader areas, including retail space for local and emerging businesses; and
- vii. Provide a sustainable development that has minimal impact on the environment and achieves higher LEED certifications than required by DOEE as articulated in the “Sustainability and Green Building Requirements” section of this RFP.

## BUILDING HEIGHTS MAP

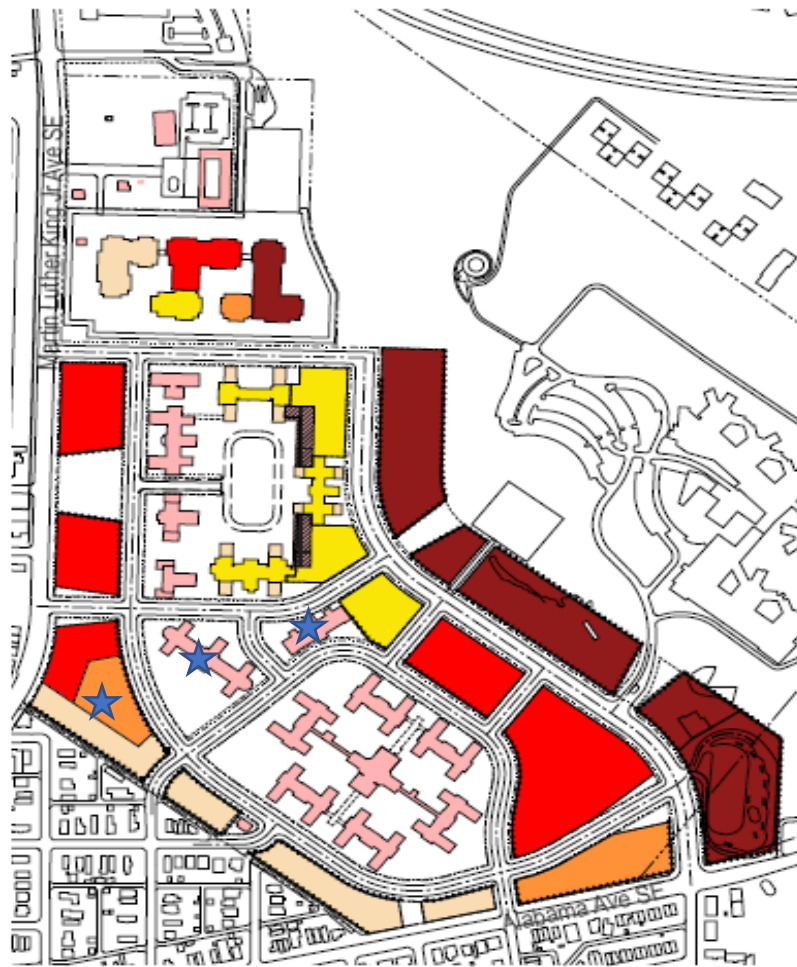









Figure 2.17: Maximum Building Height Diagram

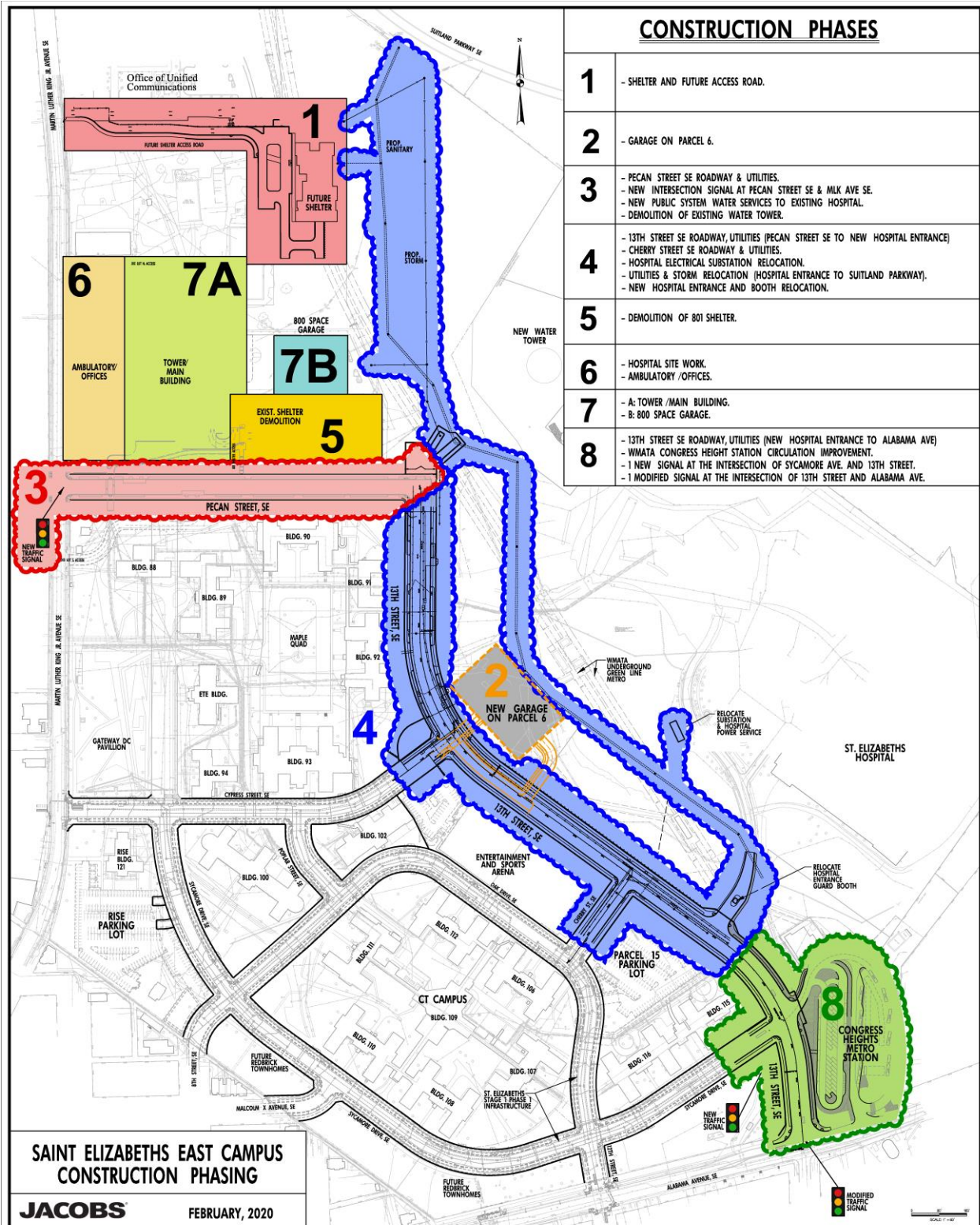
### Building Heights Legend

	1 Story		6 Stories
	2 Stories		7 Stories
	4 Stories		8 - 9 Stories
	5 Stories		

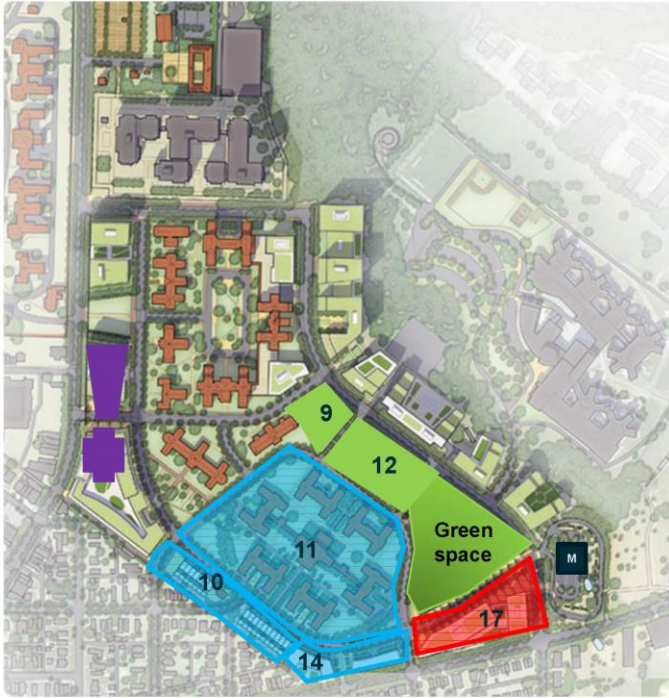
●●●● Suggested Setback Area

(Parcels marked with blue star).

## CONSTRUCTION PHASES MAP



## PHASE 1 5-YEAR PLAN



### Anticipated 5-Year Land Use Map

<b>Blue</b>	Phase One Development Residential - Townhomes/Multifamily
<b>Red</b>	Phase One Development Mixed Use
<b>Purple</b>	Buildings In-Use - Gateway DC - RISE Demonstration Center
<b>Green</b>	Events DC's Planned Washington D.C. Entertainment and Sports Arena

### Phase One Key Features:

<b>Mixed-Use (Parcel 17)</b>	+30,000 SF of Retail ; 171,000 SF of Office; 30,000 SF Innovation Greenspace
<b>Townhomes (Parcel 10/14)</b>	+60 homes Townhomes (30% affordable); +15 live-work-units
<b>Multi-family (Parcel 11)</b>	250 units multifamily units (80% affordable) in 6 historic buildings and one center amenity building; +14,000 SF innovation/arts/culture space
<b>Entertainment (Parcels 9/12)</b>	5,000 seat Entertainment and Sports Arena for use as a concert/ entertainment venue, Wizards Training Facility and arena for Mystics and other sports teams

NOTE: The area designated as "Green Space" is the future Parcel 15 development. This development consists of two (2) commercial office buildings, two (2) residential building and a hotel.