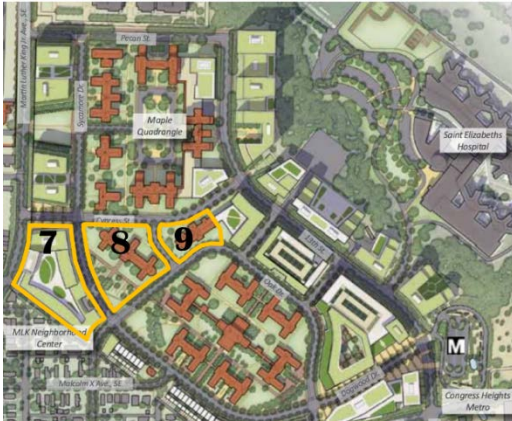


## St. Elizabeths East Parcels 7, 8, & 9



- **AGENCY:** DMPED
- **ADDRESS:** 2730 MARTIN LUTHER KING, JR. AVE. SE
- **WARD:** 8
- **SIZE:** 321,634 SF
- **ZONING:** StE-7, StE-8, StE-9
- **NEIGHBORHOOD:** CONGRESS HEIGHTS
- **RFP RELEASE:** MARCH 24, 2021

Parcels 7, 8, & 9 comprise a new development opportunity for the MLK corridor. 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. There is a zoning requirement for 1.00 FAR to be dedicated to residential use. The R.I.S.E. facility must be replaced with a community center of equal or greater space on the site (Parcel 7 or 8) before decommissioning the existing R.I.S.E. facility is removed.

The development opportunity is part of Mayor Bowser's leasing strategy requiring D.C. government agencies looking to lease new office space over the next five years to give priority consideration to options in wards 7 and 8 east of the Anacostia River. The Department of Consumer and Regulatory Affairs (DCRA) and other Agencies will occupy space in the new office portion of the development. On Parcel 8, Building 100 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. On Parcel 9, Building 102 comprises most of the development on the site. The building is currently vacant and should be designed and reprogrammed for commercial tenants and/or educational uses.

**Questions?** Contact James Parks at [james.parks2@dc.gov](mailto:james.parks2@dc.gov) or 202-769-7830