

# 8<sup>th</sup> and O Streets, N.W.: Site Information



- **Project Name:** 8<sup>th</sup> & O Streets, N.W.
  - **Project Address:** 1336 8th Street, N.W. (Square 0399, Lot 0068)
  - **Existing Condition:** Parking lot; public alley to the west
  - **Site Size:** 13,306 sf
  - **Zoning:** C-2-A
    - *Inclusionary Zoning applicable to residential development*
  - **Historic:** Shaw Historic District
    - *HPRB review required*
- 
- **Transportation Attributes:** 2 blocks from Mount Vernon/Convention Center Metro Station (Green/Yellow Line), proximity to major thoroughfares and multiple bus lines/stops
  - **Notes:** Comprehensive Plan supports Medium Density Commercial/Residential

# 8<sup>th</sup> and O Streets, N.W.: RFP Process

- **Submission Deadline:** March 4, 2014
- Responsiveness determined in accordance with RFP requirements (pp. 8-15)
- Submission to include \$50,000 RFP Deposit
- **Selection Panel:** Panel of District of Columbia staff will convene promptly after responsive submissions have been determined (March 2014)
- If Selection Panel deems necessary and appropriate, it may:
  - Narrow development team submissions to a “short list”, at which time RFP Deposits would be returned to non-shortlisted teams;
  - Conduct community presentations by “shortlisted” development teams AND/OR request Best and Final Offers from “shortlisted” development teams
  - If applicable, these processes will occur during Spring 2014
- **Final Selection:** Scheduled to occur in late Spring 2014
  - RFP Deposits returned to non-selected development teams
  - Selected development team to commence due diligence and negotiation of agreement(s) to implement development proposal (subject to terms/conditions set forth in RFP)
  - Disposition and development subject to Council approval pursuant to DC Code 10-801
  - Accepting fee simple or ground lease transaction structure proposals

# 8<sup>th</sup> and O Streets, N.W.: RFP Process (con't)

- Primary District Objectives/Goals
  - ▣ Maximize economic value to the District
  - ▣ Achieve goals and objectives of the Comprehensive Plan
  - ▣ Address community/stakeholder objectives
  - ▣ Economic opportunities for local businesses/residents
    - Certified Business Enterprise Program
    - First Source Hiring Program
  
- Additional Selection Criteria
  - ▣ Qualifications and experience of development team
  - ▣ Development team financial capacity and project financial feasibility

# 8<sup>th</sup> and O Streets, N.W.: Contact

4

Full RFP available at:

<http://dmped.dc.gov/publication/8th-o-streets-nw-rfp>

Direct all questions to:

[Joseph.lapan@dc.gov](mailto:Joseph.lapan@dc.gov)